

2009 Annual Report Summary
Local Tax Increment Financing Projects in Missouri
February 1, 2010

All information is obtained from reports submitted by the authorizing municipalities and is current as of 2/1/2010. The Department of Economic Development does not endorse the accuracy of the information submitted.

1. Number of Projects Reporting: 474

| | |
|-------------------------------------------------------------------------|--------------|
| (a) "Blight" designation: | 305 projects |
| (b) "Conservation Area" designation: | 81 projects |
| (c) "Blight and Economic Development" designation: | 32 projects |
| (d) "Economic Development Area" designation: | 20 projects |
| (e) "Blight, Conservation Area, Economic Development Area" designation: | 13 projects |
| (f) "Blight and Conservation Area" designation: | 8 projects |
| (g) "Conservation Area and Economic Development Area" designation: | 3 projects |
| (h) Status not designated in report: | 12 projects |

2. Number of different municipalities reporting: 115

| | |
|---------------|-----|
| (a) Cities: | 112 |
| (b) Counties: | 3 |

3. Number of new jobs:

| |
|----------------------------|
| (a) 213,270 estimated |
| (b) 75,491 created to date |

4. Number of retained jobs:

| |
|-----------------------------|
| (a) 40,793 estimated |
| (b) 34,334 retained to date |

5. Total PILOTS and EATs received since inception: \$ 1,139,038,171.37

6. Total anticipated TIF-reimbursable project costs: \$ 6,586,145,118.19

7. Total anticipated project costs: \$33,149,098,443.16

8. Total expenditures for TIF-eligible project costs by category:

(a) Public infrastructure:

Since Inception: \$ 530,276,835.39
Report Period: \$ 109,974,799.01

(b) Site development:

Since Inception: \$ 180,085,909.62
Report Period: \$ 7,213,260.26

(c) Rehabilitation of existing buildings:

Since Inception \$ 39,337,192.01
Report Period: \$ 5,593,600.00

(d) Acquisition of land or buildings:

Since Inception: \$ 236,455,898.47
Report Period: \$ 32,623,833.00

(e) Other (includes professional fees, financing costs, leasing fees, landscaping fees, planning and others not listed above):

Since Inception: \$ 487,463,946.98
Report Period: \$ 39,913,063.97

(f) P & I payments on outstanding bonded debt:

Since Inception: \$ 630,421,302.62
Report Period: \$ 142,174,099.82

(g) Reimbursement to developers for eligible costs:

Since Inception: \$ 541,099,022.31
Report Period: \$ 42,890,388.41

(h) Reimbursement to municipalities for eligible costs:

Since Inception: \$ 182,481,143.10
Report Period: \$ 45,888,882.71

8. Original assessed real property value of project: \$ 688,835,191.41

9. Assessed real property value at end of reporting period: \$ 1,903,193,838.60

10. Assessed real property value at district termination: \$ 6,379,267,875.04

Appleton City

1st Amend. & Restated Appleton Cty D/T Imp. Plan

Contact Agency: Appleton City

Contact Phone: 816-842-3636

Developer(s): Food Fair of Appleton City, LLC / RBA Inv, LLC

Senate District: 28

House District: 119

Original Date Plan/Project Approved: 12/1/2003

Plan Description:

TIF was adopted to enhance redevelopment opportunities in the downtown Appleton City district. To date the incentive has resulted in construction of a Dollar General and a full service grocery store. Also provides improvements to public infrastructure.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 10 | Actual to Date: | 10 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 20 | Actual to Date: | 29 |
|-------------------|----|------------------------|----|

Appleton City

1st Amend. & Restated Appleton Cty D/T Imp. Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,916.00 As of: 11/1/2009

Payments in Lieu of Taxes:

Total received since inception: \$32,849.00 Amount on Hand: \$1,983.00

Economic Activity Taxes:

Total received since inception: \$56,173.00 Amount on Hand: \$932.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$366,186.00

Anticipated TOTAL Project Costs: \$1,233,826.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Arnold

Arnold Crossroads Redevelopment Plan

Contact Agency: Arnold

Contact Phone: 636-282-2383

Developer(s): Arnold Crossroads, LLC

Senate District: 22

House District: 101

Original Date Plan/Project Approved: 7/7/2005

Plan Description:

Redevelop existing commercial area experiencing deterioration and major long-term vacancies due to loss of both anchor retailers.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 100 | Actual to Date: | 65 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 300 | Actual to Date: | 265 |
|-------------------|-----|------------------------|-----|

Arnold

Arnold Crossroads Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$27,012.14 As of: 8/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$27,012.14 Amount on Hand: \$27,012.14

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,600,000.00

Property Acquisition and Relocation Costs: \$8,200,000.00

Project Implementation Costs: \$700,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$18,500,000.00

Anticipated TOTAL Project Costs: \$51,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Arnold

Arnold Triangle Redevelopment Area

Contact Agency: Arnold

Contact Phone: 636-282-2383

Developer(s): THF Arnold Triangle Development, LLC

Senate District: 22

House District: 101

Original Date Plan/Project Approved: 9/15/2005

Plan Description:

Development/redevelopment of existing commercial and residential property for commercial and retail uses.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relocation costs.

Number of New Jobs:

Projected: 300

Actual to Date: 775

Number of Retained Jobs:

Projected: 5

Actual to Date: 5

Arnold

Arnold Triangle Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$90,111.05 As of: 8/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$441,034.09 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,627,157.86 Amount on Hand: \$90,111.05

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$10,000,000.00

Project Implementation Costs: \$11,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$21,000,000.00

Anticipated TOTAL Project Costs: \$90,000,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Atchison County

Exit 110 TIF Plan

Contact Agency: Atchison County

Contact Phone: 660-744-6214

Developer(s): Graybill Tire & Repair, Inc.

Senate District: 12

House District: 4

Original Date Plan/Project Approved: 5/24/2005

Plan Description:

Construction of a full service truck repair facility and the necessary and pertinent public infrastructure to serve the development.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 3 | Actual to Date: | 12 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 25 | Actual to Date: | 25 |
|-------------------|----|------------------------|----|

Atchison County

Exit 110 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$44,785.53 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$29,340.34 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$114,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$36,000.00

Other: \$5,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$155,000.00

Anticipated TOTAL Project Costs: \$645,000.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Atchison County

I-29 / Hwy 136 TIF Plan

Contact Agency: Atchison County
Contact Phone: 660-744-6214
Developer(s): Rick & Kim DeBuhr
Senate District: 12
House District: 4

Original Date Plan/Project Approved: 10/10/2006

Plan Description:

Construction of an 8,000sf restaurant with all necessary and pertinent public infrastructure to serve the development, including access improvements, electrical, sewer and other utilities and related improvements.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 15 | Actual to Date: | 25 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Atchison County

I-29 / Hwy 136 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$16,985.67 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$17,783.33 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$70,690.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$15,000.00

Other: \$89,310.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$175,000.00

Anticipated TOTAL Project Costs: \$877,950.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Ballwin

Ballwin Town Center TIF Redevelopment Plan

Contact Agency: Ballwin

Contact Phone: 636-227-8580

Developer(s): The Bedrin Organization, New Jersey

Senate District: 2

House District: 88

Original Date Plan/Project Approved: 10/11/1999

Plan Description:

Construction of a retail shopping center of approximately 265,000sf.

Plan/Project Status: Fully Operational

Area Type: Conservation & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 262 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Ballwin Town Center TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$116,342.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$4,331,166.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,835,233.00 Amount on Hand: \$116,342.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs:
- Property Acquisition and Relocation Costs:
- Project Implementation Costs:
- Other:
- Other:
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF Bond

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 13

Battlefield

Wilson Creek MarketPlace

Contact Agency: Battlefield

Contact Phone: 417-883-5840

Developer(s): Larino Properties

Senate District: 20

House District: 134

Original Date Plan/Project Approved: 12/16/2008

Plan Description:

Construction of a retail center consisting of a Pricecutter Plus Supermarket, Retail strip a junior anchor store and 13 outlots situated on approximately 32 acres.

Plan/Project Status: Starting Up

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Battlefield

Wilson Creek MarketPlace

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,865,000.00

Property Acquisition and Relocation Costs: \$2,800,000.00

Project Implementation Costs: \$2,950,000.00

Other: \$6,400,000.00

Other: \$2,780,500.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$18,795,500.00

Anticipated TOTAL Project Costs: \$23,370,500.00

Financing Method: Pay-as-you-go; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Bel-Ridge

Bel-Ridge North TIF District

Contact Agency: Bel-Ridge

Contact Phone: 314-429-7828

Developer(s): Clouds, LLC

Senate District: 14

House District: 71

Original Date Plan/Project Approved: 5/4/2006

Plan Description:

Redevelop the area into a mix of commercial and residential uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Bel-Ridge North TIF District

Current anticipated estimated number of years to retirement: 20

Bel-Ridge

Natural Bridge Road TIF District

Contact Agency: Bel-Ridge

Contact Phone: 314-429-7828

Developer(s): Chapman Ventures, LLC

Senate District: 14

House District: 71

Original Date Plan/Project Approved: 4/9/1991

Plan Description:

Redevelop the area into a mix of retail, commercial and governmental facilities.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Natural Bridge Road TIF District

Current Amount of Revenue in Special Allocation Fund: \$1,605,302.80 As of: 9/30/2009

Total received since inception: Amount on Hand: \$1,344,963.19

Total received since inception: Amount on Hand: \$260,339.61

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$5,000,000.00 |
| Property Acquisition and Relocation Costs: | \$3,000,000.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: **\$8,000,000.00**

Anticipated TOTAL Project Costs: \$40,000,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 5

Current anticipated estimated number of years to retirement: 5

Belton

Belton Marketplace TIF Plan

Contact Agency: Belton
Contact Phone: 816-892-1257
Developer(s): MAP Belton, LLC
Senate District: 31
House District: 123

Original Date Plan/Project Approved: 11/28/2006

Plan Description:
Construction of a retail shopping center of 50,000sf with all necessary infrastructure and appurtenances including parking, lighting, utility additions and/or extensions

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Belton

Belton Marketplace TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$24,138.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$58,218.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$153,562.00 Amount on Hand: \$24,138.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$5,263,625.00 |
| Property Acquisition and Relocation Costs: | \$3,451,910.00 |
| Project Implementation Costs: | \$957,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$9,472,535.00

Anticipated TOTAL Project Costs: \$10,729,535.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13

Belton

Belton Town Centre TIF Plan

Contact Agency: Belton
Contact Phone: 816-892-1257
Developer(s): D.J. Christie, Inc.
Senate District: 31
House District: 123

Original Date Plan/Project Approved: 10/23/2001

Plan Description:
Construction of a retail shopping center of 300,000sf with all necessary infrastructure and appurtenances including parking, lighting, utility additions and/or extensions and road improvements in the southeast corner of the Y Highway corridor.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 525 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Belton

Belton Town Centre TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$51,263.74 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$2,451,663.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,167,324.00 Amount on Hand: \$51,263.74

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$15,852,400.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$7,400,000.00 |
| Other: | \$3,518,520.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$26,371,625.00

Anticipated TOTAL Project Costs: \$59,988,153.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Belton

Boardwalk at Belton TIF Plan

Contact Agency: Belton

Contact Phone: 816-892-1257

Developer(s): Southview Plaza, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 4/21/2009

Plan Description:

Construction of approximately 1,183,600sf including a hotel/convention center, retail shopping center, restaurants and other commercial uses with all necessary infrastructure and appurtenances including parking, lighting, utilities, road improvements.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Belton

Boardwalk at Belton TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,524.00
Property Acquisition and Relocation Costs: \$0.00
Project Implementation Costs: \$0.00
Other: \$12,000,000.00
Other: \$7,044,843.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$35,569,108.00

Anticipated TOTAL Project Costs: \$291,028,527.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Belton

Southtowne Plaza TIF Plan

Contact Agency: Belton

Contact Phone: 816-892-1257

Developer(s): Herman Enterprises, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 3/10/2009

Plan Description:

Construction of a retail shopping center of 321,788sf with all necessary infrastructure and appurtenances including parking, lighting, utility additions and extensions and road improvements in the southwest corner of the Hwy Y corridor & Markey Pkwy.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$49,130,869.00
Property Acquisition and Relocation Costs: \$0.00
Project Implementation Costs: \$0.00
Other: \$51,888,605.00
Other: \$200,000.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,839,580.00

Anticipated TOTAL Project Costs: \$101,219,474.00

Financing Method: Pay-as-you-go & TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Belton

Y - Belton Plaza TIF Plan

Contact Agency: Belton

Contact Phone: 816-892-1257

Developer(s): D.J. Christie, Inc.

Senate District: 31

House District: 123

Original Date Plan/Project Approved:

9/25/2007

Plan Description:

Construction of a retail shopping center of 338,000sf with all necessary infrastructure and appurtenances including parking, lighting, utility additions and extensions and road improvements in the northwest corner of the Hwy Y corridor.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Belton

Y - Belton Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,950,000.00
Property Acquisition and Relocation Costs: \$0.00
Project Implementation Costs: \$0.00
Other: \$8,000,000.00
Other: \$250,000.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,200,000.00

Anticipated TOTAL Project Costs: \$63,196,593.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Bethany

Northwest Interstate Plan

Contact Agency: Bethany

Contact Phone: 660-425-8673

Developer(s):

Senate District: 12

House District: 3

Original Date Plan/Project Approved: 12/19/2001

Plan Description:

Construction of necessary public improvements in two phases to include streets, water, sewer, electric systems and gas service lines.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

The project required significant public infrastructure investment to provide adequate capacity to support development in the area.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Bethany

Northwest Interstate Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.15 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$153,307.22 Amount on Hand: \$0.15

Economic Activity Taxes:

Total received since inception: \$37,339.75 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$614,465.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$136,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$750,465.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Bethany

West Interstate Area Addition - South District

Contact Agency: Bethany

Contact Phone: 660-425-8673

Developer(s):

Senate District: 12

House District: 3

Original Date Plan/Project Approved: 11/21/1994

Plan Description:

Development of public infrastructure on the south side of US 136 Hwy west of I-35 to include streets, water, sewer, electric systems and gas service lines.

Plan/Project Status: Under Construction

Area Type: Blight; Economic Development

But for Determination:

The project required significant public infrastructure investment to provide adequate capacity to support development in the area.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Bethany

West Interstate Area Addition - South District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$466,299.38 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$641,750.01 Amount on Hand: \$466,299.38

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$670,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$670,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

7 Hwy and 40 Hwy TIF Redevelopment Project A

Contact Agency: Blue Springs

Contact Phone: 816-228-0140

Developer(s): R.H. Johnson Co.

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 6/18/2007

Plan Description:

Substantial expansion of an existing Hy-Vee grocery store by adding a new front façade and an additional 4000sf floorplan. Plan includes new construction of a Hy-Vee convenience store with gasoline pumps in the parking lot.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Blue Springs

7 Hwy and 40 Hwy TIF Redevelopment Project A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$555,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,493,000.00

Other: \$50,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,098,500.00

Anticipated TOTAL Project Costs:

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

7 Hwy and 40 Hwy TIF Redevelopment Project B

Contact Agency: Blue Springs
Contact Phone: 816-228-0140
Developer(s): R.H. Johnson Co.
Senate District: 8
House District: 55

Original Date Plan/Project Approved: 6/18/2007

Plan Description:

Substantial renovation of an existing Wal-Mart store facility to accommodate approximately six new retail businesses, develop two pad sites along Hwy 7 and construct necessary infrastructure appurtenant to these improvements.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Blue Springs

7 Hwy and 40 Hwy TIF Redevelopment Project B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$90,587.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$75,394.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$578,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,493,000.00

Other: \$50,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,121,500.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

Adams Farm TIF Plan, Projects A, B & C

Contact Agency: Blue Springs
Contact Phone: 816-228-0140
Developer(s): Blue Springs Development Three, Inc. RED Dev, LLC
Senate District: 8
House District: 55

Original Date Plan/Project Approved: 2/20/2007

Plan Description:

Construction in three phases of a total approximately 631,000sf retail, commercial and restaurant spaces with all necessary and pertinent infrastructure improvements to support the development.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|---|
| Projected: | 1579 | Actual to Date: | 0 |
|-------------------|------|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Blue Springs

Adams Farm TIF Plan, Projects A, B & C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$14,476,818.00

Property Acquisition and Relocation Costs: \$1,383,933.00

Project Implementation Costs: \$5,368,194.00

Other: \$3,779,403.00

Other: \$3,031,130.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,039,478.00

Anticipated TOTAL Project Costs:

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

Copperleaf Village Shopping Ctr TIF Plan

Contact Agency: Blue Springs
Contact Phone: 816-228-0140
Developer(s): Copperleaf Village, LLC
Senate District: 8
House District: 54

Original Date Plan/Project Approved: 8/29/2005

Plan Description:

Redevelopment of a 35-40 year old retail center by enlarging and upgrading the inline shops and reconfiguration and redevelopment of the existing three pad sites to be consistent with the tenant mix and increasing access and visibility of the facility.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Blue Springs

Copperleaf Village Shopping Ctr TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$53,345.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$100,667.00 Amount on Hand: \$48,753.00

Economic Activity Taxes:

Total received since inception: \$18,040.00 Amount on Hand: \$4,591.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$836,177.00

Property Acquisition and Relocation Costs: \$794,195.00

Project Implementation Costs: \$69,696.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,700,068.00

Anticipated TOTAL Project Costs:

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

Blue Springs
Fall Creek TIF Plan

Contact Agency: Blue Springs
Contact Phone: 816-228-0140
Developer(s): Top Star, LLC
Senate District: 8
House District: 55

Original Date Plan/Project Approved: 11/30/1998

Plan Description:

Approximately 40 acres will be developed into a retail shopping center of multiple buildings totaling 202,000sf leasable area, at least one office building and parking for 1500 vehicles, and an upscale residential community of 150 units and infrastructure

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|--|
| Projected: | 200 | Actual to Date: | |
|-------------------|-----|------------------------|--|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Blue Springs
Fall Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$392,251.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$933,920.00 Amount on Hand: \$257,748.00

Economic Activity Taxes:

Total received since inception: \$2,052,579.00 Amount on Hand: \$132,520.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$1,877,562.00 |
| Property Acquisition and Relocation Costs: | \$400,000.00 |
| Project Implementation Costs: | \$322,438.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$2,600,000.00

Anticipated TOTAL Project Costs:

| | | |
|--------------------------------------------------------------|------------------------|----|
| Financing Method: | Other Bond (CID Bonds) | |
| Original estimated number of years to retirement: | | 15 |
| Current anticipated estimated number of years to retirement: | | 15 |

Blue Springs

Woods Chapel TIF Plan Project 1

Contact Agency: Blue Springs

Contact Phone: 816-228-0140

Developer(s): Woods Chapel Redevelopment, LLC

Senate District: 8

House District: 54

Original Date Plan/Project Approved: 7/7/2008

Plan Description:

Redevelopment of approximately 154,900sf of retail, commercial, grocery store and a bank branch office.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Blue Springs

Woods Chapel TIF Plan Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$216.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$216.00 Amount on Hand: \$216.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,607,103.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$591,800.00

Other: \$612,041.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,810,944.00

Anticipated TOTAL Project Costs:

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

Woods Chapel TIF Plan Project 2

Contact Agency: Blue Springs

Contact Phone: 816-228-0140

Developer(s): Woods Chapel Redevelopment, LLC

Senate District: 8

House District: 54

Original Date Plan/Project Approved: 7/7/2008

Plan Description:

Redevelopment of approximately 154,900sf of retail, commercial, grocery store and a bank branch office.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Blue Springs

Woods Chapel TIF Plan Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,642,505.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$24,893.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,667,398.00

Anticipated TOTAL Project Costs:

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

Woods Chapel TIF Plan Project 3

Contact Agency: Blue Springs

Contact Phone: 816-228-0140

Developer(s): Woods Chapel Redevelopment, LLC

Senate District: 8

House District: 54

Original Date Plan/Project Approved: 7/7/2008

Plan Description:

Redevelopment of approximately 154,900sf of retail, commercial, grocery store and a bank branch office.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Blue Springs

Woods Chapel TIF Plan Project 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$151,805.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$9,237.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$161,042.00

Anticipated TOTAL Project Costs:

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Bolivar

Simon Square

Contact Agency: Bolivar

Contact Phone: 417-326-2489

Developer(s): Carmichael Realty

Senate District: 28

House District: 133

Original Date Plan/Project Approved:

7/17/2006

Plan Description:

Development of an affordable housing project.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development in the area.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 5/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Bonn Terre

Highway 47/67 TIF District Development

Contact Agency: Bonn Terre
Contact Phone: 573-358-2254
Developer(s): The Orchard, LC
Senate District: 20
House District: 107

Original Date Plan/Project Approved: 7/14/1998

Plan Description:

In each project area construction of water, sewer & stormwater utility extensions, streets, curbs & gutters and environmental cleanup. Property acquisition in Area 1 to purchase and develop a small business incubator site.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 500 | Actual to Date: | 207 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 203 | Actual to Date: | 203 |
|-------------------|-----|------------------------|-----|

Bonn Terre

Highway 47/67 TIF District Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$20,252.00 As of: 9/1/2009

Payments in Lieu of Taxes:

Total received since inception: \$230,435.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$331,946.00 Amount on Hand: \$20,252.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$9,122,246.00 |
| Property Acquisition and Relocation Costs: | \$240,000.00 |
| Project Implementation Costs: | \$1,425,000.00 |
| Other: | \$522,754.00 |
| Other: | \$400,000.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$11,710,000.00

Anticipated TOTAL Project Costs: \$41,893,792.00

Financing Method: Pay-as-you-go; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Boonville

Mid America Industrial Park Development

Contact Agency: Boonville

Contact Phone: 660-882-2332

Developer(s): LeMone-Smith, Inc

Senate District: 21

House District: 117

Original Date Plan/Project Approved: 7/1/1991

Plan Description:

Development of an industrial park in previously agricultural land.

Plan/Project Status: Fully Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 482 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Boonville

Mid America Industrial Park Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$92,000.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,522,000.00 Amount on Hand: \$92,000.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$54,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs: \$54,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Brentwood

Brentwood Pointe (Eager Rd Projects 2 & 3)

Contact Agency: Brentwood

Contact Phone: 314-963-8629

Developer(s): Dierberg's Brentwood, LLC

Senate District: 24

House District: 73

Original Date Plan/Project Approved: 6/17/1996

Plan Description:

Construction of approximately 900,000sf to house retail, office, entertainment and apartment housing.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Brentwood

Brentwood Pointe (Eager Rd Projects 2 & 3)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$222,528.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,495,777.00 Amount on Hand: \$71,233.00

Economic Activity Taxes:

Total received since inception: \$4,125,154.00 Amount on Hand: \$151,295.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,600,000.00

Property Acquisition and Relocation Costs: \$14,600,000.00

Project Implementation Costs: \$1,300,000.00

Other: \$3,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$27,000,000.00

Anticipated TOTAL Project Costs: \$170,270,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 14

Brentwood

Brentwood Promenade (Eager Road Project Area 1)

Contact Agency: Brentwood

Contact Phone: 314-963-8629

Developer(s): ORIX Sansone Brentwood, LLC

Senate District: 24

House District: 73

Original Date Plan/Project Approved: 6/17/1996

Plan Description:

Construction of approximately 900,000sf to house retail, office, entertainment and apartment housing.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Brentwood

Brentwood Promenade (Eager Road Project Area 1)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$861,118.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$4,979,699.00 Amount on Hand: \$51,168.00

Economic Activity Taxes:

Total received since inception: \$11,340,203.00 Amount on Hand: \$809,950.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$7,600,000.00 |
| Property Acquisition and Relocation Costs: | \$14,600,000.00 |
| Project Implementation Costs: | \$1,300,000.00 |
| Other: | \$3,500,000.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$27,000,000.00

Anticipated TOTAL Project Costs: \$170,270,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 1

Brentwood

Hanley Station (Hanley/Strassner TIF Redevelopm't)

Contact Agency: Brentwood

Contact Phone: 314-963-8629

Developer(s): MLP Hanley Station, LLC

Senate District: 24

House District: 73

Original Date Plan/Project Approved: 4/7/2003

Plan Description:

Mixed-use redevelopment including condominium housing, retail spaces, lodging and parking garages.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Brentwood

Hanley Station (Hanley/Strassner TIF Redevelopm't)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$345,951.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$190,694.00 Amount on Hand: \$326,185.00

Economic Activity Taxes:

Total received since inception: \$71,798.00 Amount on Hand: \$19,766.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,400,000.00

Property Acquisition and Relocation Costs: \$350,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,250,000.00

Anticipated TOTAL Project Costs: \$46,340,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 17

Current anticipated estimated number of years to retirement: 17

Brentwood

Kenilworth (Brentwood Square) Redevelopment Area

Contact Agency: Brentwood
Contact Phone: 314-963-8629
Developer(s): Pace-Zelman Development, LLC
Senate District: 15
House District: 87

Original Date Plan/Project Approved: 5/17/1999

Plan Description:

Acquisition and demolition of residential and commercial structures for redevelopment of retail spaces.
Benefits include roadway and parking improvements.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 640 | Actual to Date: | 240 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 50 | Actual to Date: | 50 |
|-------------------|----|------------------------|----|

Brentwood
Kenilworth (Brentwood Square) Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$417,601.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,467,669.12 Amount on Hand: \$318,839.46

Economic Activity Taxes:

Total received since inception: \$10,266,905.24 Amount on Hand: \$1,678,439.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$7,000,000.00 |
| Property Acquisition and Relocation Costs: | \$5,400,000.00 |
| Project Implementation Costs: | \$100,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$12,500,000.00

Anticipated TOTAL Project Costs: \$82,912,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 16

Brentwood

Meridian Project (Hanley/Eager Redevelopment Plan)

Contact Agency: Brentwood

Contact Phone: 314-963-8629

Developer(s): Eager Road Associates, LLC

Senate District: 24

House District: 73

Original Date Plan/Project Approved: 12/18/2000

Plan Description:

Mixed-use redevelopment consisting of retail and office spaces.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Brentwood

Meridian Project (Hanley/Eager Redevelopment Plan)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,324,019.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,514,682.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,600,000.00

Property Acquisition and Relocation Costs: \$10,000,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,600,000.00

Anticipated TOTAL Project Costs: \$133,683,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Bridgeton

Hilltop Plaza Redevelopment Area

Contact Agency: Bridgeton

Contact Phone: 314-739-7500

Developer(s): THF Rock Road Development Co.

Senate District: 7, 14

House District: 76; 78

Original Date Plan/Project Approved: 12/5/2007

Plan Description:

Construction of approximately 167,015sf retail center in two strips facing St. Charles Rock Road to include a big box retail store and multiple smaller retail and office enterprises.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 250 | Actual to Date: | 250 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 220 | Actual to Date: | 220 |
|-------------------|-----|------------------------|-----|

Bridgeton

Hilltop Plaza Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$86,913.60 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$339,663.39 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$34,500,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 20

Bridgeton

Wellston Heights Redevelopment Area

Contact Agency: Bridgeton

Contact Phone: 314-739-7500

Developer(s): Home Depot

Senate District: 7; 14

House District: 76; 78

Original Date Plan/Project Approved: 10/5/1997

Plan Description:

Construction of 130,000sf retail center anchored by a Home Depot store with additional 83,000sf retail space for complimentary business enterprises.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly/relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 220 | Actual to Date: | 220 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Bridgeton

Wellston Heights Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$2,717,148.30 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,668,754.43 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$37,000,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 3

Cabool

Cabool TIF Redevelopment Proposal

Contact Agency: Cabool

Contact Phone: 417-962-3136

Developer(s):

Senate District: 33

House District: 147

Original Date Plan/Project Approved: 6/21/1993

Plan Description:

The TIF Plan is instrumental in the creation of economic activity in the depressed central business district. The Plan provides incentives for the necessary improvement of public infrastructure to compliment development.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development in the local area.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 111 | Actual to Date: | 71 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 25 | Actual to Date: | 31 |
|-------------------|----|------------------------|----|

Cabool

Cabool TIF Redevelopment Proposal

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$114,689.52 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

Camdenton

Oak Ridge Redevelopment Area

Contact Agency: Camdenton

Contact Phone: 573-346-3600

Developer(s): Oak Ridge Landing Development Company

Senate District: 33

House District: 155

Original Date Plan/Project Approved: 3/6/2007

Plan Description:

Construction of approximately 764,200 sf retail center. Tenants yet to be determined.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 800 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Camdenton

Oak Ridge Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$25,577,725.00

Property Acquisition and Relocation Costs: \$5,528,181.00

Project Implementation Costs: \$2,741,774.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,847,678.00

Anticipated TOTAL Project Costs: \$119,692,880.00

Financing Method: TIF Bond, TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Cameron

Crossroads I & II TIF Plan

Contact Agency: Cameron

Contact Phone: 816-632-2177

Developer(s): Not provided

Senate District:

House District:

Original Date Plan/Project Approved:

Plan Description:

Not provided per 'advice of counsel'.

Plan/Project Status: Not Provided

Area Type: Not Provided per 'advice of counsel'

But for Determination:

Not provided per 'advice of counsel'.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Cameron

Crossroads I & II TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$21,406.00 Amount on Hand:

Economic Activity Taxes:

Total received since inception: \$13,595.00 Amount on Hand:

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:

Property Acquisition and Relocation Costs:

Project Implementation Costs:

Other:

Other:

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$455,000.00

Anticipated TOTAL Project Costs: \$2,015,000.00

Financing Method: Not stated per 'advice of counsel'

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Cape Girardeau County

Highway 177 TIF District

Contact Agency: Cape Girardeau County

Contact Phone:

Developer(s): Nordenia USA, Inc.

Senate District: 27

House District: 157, 158, 160

Original Date Plan/Project Approved: 6/14/1990

Plan Description:

To provide basic infrastructure to support a 120,000sf industrial manufacturing facility and to supply potable water.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to construct adequate capacity to support development in the area.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 200 | Actual to Date: | 373 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Cape Girardeau County
Highway 177 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/1/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$1,300,000.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$16,700,000.00

Financing Method: TIF Notes; Loan

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 18

Carrollton

NE Hwy 65 & Municipal Dr. Phase 1 & 2 Redev. Plan

Contact Agency: Carrollton

Contact Phone: 660-542-1414

Developer(s): TNT Investments & Argo International

Senate District: 12

House District: 7

Original Date Plan/Project Approved: 11/6/1997

Plan Description:

Construction of a service station with convenience store and car wash, sit-down restaurant and a 36-room Super 8 Hotel.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Carrollton

NE Hwy 65 & Municipal Dr. Phase 1 & 2 Redev. Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13,167.77 As of: 7/1/2009

Payments in Lieu of Taxes:

Total received since inception: \$148,697.00 Amount on Hand: \$13,167.77

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Charleston

I-57 Redevelopment Area TIF Plan

Contact Agency: Charleston

Contact Phone: 573-683-3325

Developer(s): None

Senate District: 27

House District: 161

Original Date Plan/Project Approved: 4/13/2004

Plan Description:

Facilitate new development in the area, construct necessary public and private improvements and assist in the relocation of business and residences that would be displaced due to development.

Plan/Project Status: Not provided

Area Type: Not provided

But for Determination:

Not Provided

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 95 | Actual to Date: | 61 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 50 | Actual to Date: | 50 |
|-------------------|----|------------------------|----|

Charleston

I-57 Redevelopment Area TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$38,695.04 As of: 9/1/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$325,370.54 Amount on Hand: \$38,695.04

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,156,000.00

Anticipated TOTAL Project Costs: \$3,423,750.00

Financing Method: Not provided in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Chillicothe

Fast Lanes Recreational Center

Contact Agency: Chillicothe

Contact Phone: 660-646-1877

Developer(s): Grand River Entertainment

Senate District: 12

House District: 7

Original Date Plan/Project Approved: 11/8/2004

Plan Description:

Construction of a recreational facility for the citizens of Chillicothe and the surrounding area.

Plan/Project Status: Fully Operational

Area Type: Blight & Economic Development

But for Determination:

Unusual and extraordinary costs mainly owing to the lack of private financing for the non-profit owner which made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 28 | Actual to Date: | 23 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Chillicothe

Fast Lanes Recreational Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$911.40 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$90,165.68 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$42,579.95 Amount on Hand: \$911.40

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 19

Chillicothe

South US 65 TIF Plan (Stoney Brooke Shopping Ctr)

Contact Agency: Chillicothe

Contact Phone: 660-646-1877

Developer(s): Chilli 65 Investors, LLC

Senate District: 12

House District: 7

Original Date Plan/Project Approved: 12/6/2004

Plan Description:

Development of a 230,000sf retail shopping center on 26 acres of land.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 225 | Actual to Date: | 175 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Chillicothe

South US 65 TIF Plan (Stoney Brooke Shopping Ctr)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,418.30 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$232,079.96 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,118,615.44 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF Bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 23

Clarksville

Historic Clarksville Revitalization Plan

Contact Agency: Clarksville

Contact Phone: 573-242-3336

Developer(s): None

Senate District: 18

House District: 10

Original Date Plan/Project Approved: 10/2/1989

Plan Description:

Plan to serve as partial funding for a comprehensive downtown beautification and rehabilitation project. Includes, storefront facades, historic renovations and preservation, infrastructure improvements, signage, sidewalk improvements, etc.

Plan/Project Status: Fully Operational

Area Type: Blight & Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 2 | Actual to Date: | 2 |
|-------------------|---|------------------------|---|

Clarksville

Historic Clarksville Revitalization Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$65,123.89 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$102,724.09 Amount on Hand: \$65,123.89

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$48,491.19

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$48,491.19

Anticipated TOTAL Project Costs: \$48,491.19

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Clayton

Carondelet Village Redevelopment Plan

Contact Agency: Clayton

Contact Phone: 314-290-8467

Developer(s): Mark S. Mehlman Realty, Inc.

Senate District: 24

House District: 73

Original Date Plan/Project Approved: 12/18/2007

Plan Description:

Construction of approximately \$128 million mixed-use development consisting of both public and private improvements including 110,000sf retail, theater, performance hall, and 110,000sf class A office space, a boutique hotel and 650-car parking garage.

Plan/Project Status: Inactive

Area Type: Conservation & Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 926 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Clayton

Carondelet Village Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$36,798,847.01

Anticipated TOTAL Project Costs: \$128,000,000.00

Financing Method: TIF Notes, TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Columbia

10th & Locust TIF Plan

Contact Agency: Columbia
Contact Phone: 573-874-7214
Developer(s): 10th & Locust, LLC
Senate District: 19
House District: 25

Original Date Plan/Project Approved: 7/20/2009

Plan Description:

Plan calls for the demolition of existing structures, construction of 100,000sf mixed-use building with 10,000sf retail, 16,280sf office/retail and 58 rental units and 11 parking spaces.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Columbia

10th & Locust TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not yet determined; project inactive

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Columbia

Tiger Hotel Redevelopment TIF

Contact Agency: Columbia

Contact Phone: 573-874-7214

Developer(s): Tiger Columns, LLC

Senate District: 19

House District: 25

Original Date Plan/Project Approved: 7/20/2009

Plan Description:

Transform the former hotel from its current use as retirement apartments into a newly renovated boutique-style historic lodging facility.

Plan/Project Status: Starting Up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 33 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Columbia

Tiger Hotel Redevelopment TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$235,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$1,350,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,785,000.00

Anticipated TOTAL Project Costs: \$1,785,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Country Club Hills

Lucas & Hunt/Chandler Redevelopment Project Area

Contact Agency: Country Club Hills

Contact Phone: 314-261-0845

Developer(s):

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 3/8/2006

Plan Description:

New construction of a Walgreen Drug Store along with all necessary and pertinent infrastructure improvements to the area.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 35 | Actual to Date: | 40 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Country Club Hills

Lucas & Hunt/Chandler Redevelopment Project Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 8/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,200,000.00

Anticipated TOTAL Project Costs: \$2,200,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 22

Crestwood

Crestwood Point TIF Plan

Contact Agency: Crestwood

Contact Phone: 314-729-4718

Developer(s): Crestwood Point Development, LLC

Senate District: 1

House District: 94 & 95

Original Date Plan/Project Approved: 11/24/1998

Plan Description:

Redevelopment of a deteriorated commercial strip center with the addition of an 88,000sf Kohl's Department Store facility.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 145 | Actual to Date: | 122 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Crestwood

Crestwood Point TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$29,167.29 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$292,128.00 Amount on Hand: \$0.75

Economic Activity Taxes:

Total received since inception: \$1,381,397.48 Amount on Hand: \$29,166.54

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$325,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$260,000.00

Other: \$600,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,285,000.00

Anticipated TOTAL Project Costs: \$14,050,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 1

Crestwood

Watson Plaza TIF Plan

Contact Agency: Crestwood

Contact Phone: 314-729-4718

Developer(s): G.J. Grewe, Inc.

Senate District: 1

House District: 94 & 95

Original Date Plan/Project Approved: 8/24/2004

Plan Description:

Renovation of the existing Watson Plaza Shopping Center with parking lot, landscaping, façade improvements and buyout of former Service Merchandise store. Demolition of the former Tippins restaurant; const. of a new Walgreen's Drugstore.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 112 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 117 |
|-------------------|---|------------------------|-----|

Crestwood

Watson Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$60,531.90 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$941,019.09 Amount on Hand: \$60,531.90

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$300,000.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$250,000.00

Other: \$450,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,000,000.00

Anticipated TOTAL Project Costs: \$2,350,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Creve Coeur

City Place III and IV Redevelopment Project

Contact Agency: Creve Coeur

Contact Phone: 314-872-2511

Developer(s): The Koman Group

Senate District: 24

House District: 82

Original Date Plan/Project Approved: 9/22/1997

Plan Description:

Construction of a multi-story office park building with all necessary infrastructure and appurtenances including parking, lighting, utilities, landscaping.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|-----|
| Projected: | 25 | Actual to Date: | 280 |
|-------------------|----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Creve Coeur

City Place III and IV Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,271,263.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$2,631,165.00 Amount on Hand: \$1,241,263.00

Economic Activity Taxes:

Total received since inception: \$529,748.00 Amount on Hand: \$30,000.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,600,880.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$90,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,691,380.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 0

Dellwood

Chambers/West Florissant Redevelopment Project

Contact Agency: Dellwood

Contact Phone: 314-521-4339

Developer(s): Dellwood Acquisitions, Inc.

Senate District: 14

House District: 80

Original Date Plan/Project Approved: 10/10/2008

Plan Description:

Construction of a retail center of approximately 20 small to medium shops, restaurants, service institutions, etc.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 72 | Actual to Date: | 90 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Dellwood

Chambers/West Florissant Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$92,203.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$26,640.00 Amount on Hand: \$7,124.00

Economic Activity Taxes:

Total received since inception: \$65,562.00 Amount on Hand: \$65,562.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,650,000.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$0.00

Other: \$400,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,050,000.00

Anticipated TOTAL Project Costs: \$15,555,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Des Peres

Manchester/Ballas Redevelopment Project

Contact Agency: Des Peres

Contact Phone: 314-835-6113

Developer(s): Westfield of America, LLC (CBL Properties)

Senate District: 24

House District: 94

Original Date Plan/Project Approved: 12/18/1997

Plan Description:

Demolition of an obsolete 500,000sf 2-anchor shopping center and construction of a new 1.2 million sf 4-anchor regional lifestyle center mall.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Des Peres

Manchester/Ballas Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$16,701,647.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$17,377,944.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$300,000,000.00

Financing Method: Not provided in report

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

Desloge

Highway 67 TIF District

Contact Agency: Desloge

Contact Phone: 573-431-3700

Developer(s): None

Senate District: 20

House District: 107

Original Date Plan/Project Approved: 4/28/1997

Plan Description:

The plan includes improvements to Highway 8, construction of additional street, curb, gutter & storm drainage and water/sewer improvements in the area.

Plan/Project Status: Under Construction

Area Type: Blight & Economic Development

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support development and required parcel assembly/relocation costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 17 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 215 | Actual to Date: | 215 |
|-------------------|-----|------------------------|-----|

Desloge

Highway 67 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12.02 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$5,672,194.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,192,896.00 Amount on Hand: \$12.02

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,070,000.00

Property Acquisition and Relocation Costs: \$692,640.00

Project Implementation Costs: \$718,932.00

Other: \$897,833.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,379,405.00

Anticipated TOTAL Project Costs: \$8,379,405.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Eureka

Eureka S. I-44 Redevelopment Area 2005

Contact Agency: Eureka

Contact Phone: 636-938-5233

Developer(s): GS-RE Holding II, LLC

Senate District: 26

House District: 89

Original Date Plan/Project Approved:

8/16/2005

Plan Description:

Mixed-use retail and housing development including all necessary infrastructure and upgrades, utility extensions, access roads, etc.

Plan/Project Status: Seeking Developer

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 300

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Eureka

Eureka S. I-44 Redevelopment Area 2005

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$30,286.29 As of: 8/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$484,614.50 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,249.15 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$25,500,000.00

Property Acquisition and Relocation Costs: \$9,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$35,000,000.00

Anticipated TOTAL Project Costs: \$534,230,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Excelsior Springs

Paradise Playhouse TIF

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s):

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 1/25/1999

Plan Description:

Construction of a dinner theater on a vacant piece of property.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Excelsior Springs

Paradise Playhouse TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,193.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$225,735.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$25,335.00 Amount on Hand: \$1,193.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Excelsior Springs

Price Chopper TIF

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s): Associated Wholesale Grocers

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 6/20/1994

Plan Description:

Construction of a 60,000sf grocery store and parking lot with public improvements to State Highway 10 to improve traffic flow and safety.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|-----|
| Projected: | 25 | Actual to Date: | 103 |
|-------------------|----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 30 | Actual to Date: | 30 |
|-------------------|----|------------------------|----|

Excelsior Springs

Price Chopper TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,070,029.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,233,366.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 6

Excelsior Springs

Vintage Plaza TIF

Contact Agency: Excelsior Springs
Contact Phone: 816-630-0760
Developer(s): CHAP Land Company, LLC
Senate District: 17
House District: 36

Original Date Plan/Project Approved: 5/6/2002

Plan Description:

Install traffic signal at Hwy 69 & Vintage Dr with new lanes; Const. of Vintage Ct & related storm sewers;
Extension of Vintage Dr & storm sewers; realignment of McCleary Road.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 95 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 25 |
|-------------------|---|------------------------|----|

Excelsior Springs

Vintage Plaza TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,585.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$80,236.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$143,536.00 Amount on Hand: \$2,585.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$741,226.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: \$85,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$866,226.00

Anticipated TOTAL Project Costs: \$26,860,080.00

Financing Method: Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Excelsior Springs

Wal-Mart / Elms TIF

Contact Agency: Excelsior Springs
Contact Phone: 816-630-0760
Developer(s): Multiple developers
Senate District: 17
House District: 36

Original Date Plan/Project Approved: 11/28/1994

Plan Description:

Infrastructure extensions and highway intersection improvements at the Wal-Mart site, property acquisition, construction of sidewalks, public parking storm sewer improvements at the Elms and Paradise Playhouse Dinner Theater.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 150 | Actual to Date: | 101 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 200 | Actual to Date: | 200 |
|-------------------|-----|------------------------|-----|

Excelsior Springs

Wal-Mart / Elms TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,056,566.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$2,531,794.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,955,769.00 Amount on Hand: \$1,056,566.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Farmington

Highway 67 TIF District

Contact Agency: Farmington
Contact Phone: 573-756-1701
Developer(s): None
Senate District: 3
House District: 106

Original Date Plan/Project Approved: 8/24/2005

Plan Description:

Development of one public and two private projects consisting of a waste water treatment facility and necessary infrastructure, land acquisition, etc, and construction of new water wells, water tower, sewer lifting station and electric substation.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 450 | Actual to Date: | 50 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Farmington

Highway 67 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$21,530,000.00

Property Acquisition and Relocation Costs: \$5,420,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,950,000.00

Anticipated TOTAL Project Costs: \$124,050,000.00

Financing Method: Pay-as-you-go; TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Farmington

Karsch Downtown Redevelopment District

Contact Agency: Farmington

Contact Phone: 573-756-1701

Developer(s): None

Senate District: 3

House District: 106

Original Date Plan/Project Approved: 12/15/2003

Plan Description:

Conversion of two existing deteriorated areas and demolish deteriorated and dilapidated buildings and provide areas for public and private buildings. Projects will also include improvements to infrastructure in the areas.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 234 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 108 |
|-------------------|---|------------------------|-----|

Farmington
Karsch Downtown Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$263,786.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$523,364.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,449,210.00 Amount on Hand: \$263,786.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$4,200,000.00 |
| Property Acquisition and Relocation Costs: | \$4,000,000.00 |
| Project Implementation Costs: | \$1,500,000.00 |
| Other: | \$100,000.00 |
| Other: | \$5,000,000.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$14,800,000.00

Anticipated TOTAL Project Costs: \$66,000,000.00

Financing Method: Pay-as-you-go; Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Fenton

Dierberg's Fenton Crossing Project TIF

Contact Agency: Fenton

Contact Phone: 636-717-3906

Developer(s): Sansone Group

Senate District: 15

House District: 95

Original Date Plan/Project Approved: 10/19/1998

Plan Description:

Preparation and redevelopment of the area to construct a retail shopping center.

Plan/Project Status: Fully Operational

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 100 | Actual to Date: | 100 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Fenton

Dierberg's Fenton Crossing Project TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$2,506,291.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,289,799.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$7,310,000.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$150,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$7,460,000.00

Anticipated TOTAL Project Costs: \$25,450,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Fenton

Gravois Bluffs Redevelopment Project TIF

Contact Agency: Fenton

Contact Phone: 636-717-3906

Developer(s): G. J. Grewe, Inc.

Senate District: 15

House District: 95

Original Date Plan/Project Approved: 10/19/1998

Plan Description:

Redevelopment of the area to construct a retail shopping center, entertainment facilities and office space. Project includes road improvements to decrease stress on highways 30 and 141 in the area.

Plan/Project Status: Fully Operational

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|------|
| Projected: | 2050 | Actual to Date: | 2500 |
|-------------------|------|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 300 | Actual to Date: | 300 |
|-------------------|-----|------------------------|-----|

Gravois Bluffs Redevelopment Project TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$15,757,681.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$34,232,056.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$39,900,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$275,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$40,275,000.00

Anticipated TOTAL Project Costs: \$164,700,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Ferguson

Downtown Redevelopment Plan

Contact Agency: Ferguson

Contact Phone: 314-524-5252

Developer(s):

Senate District: 13, 14

House District: 70, 80

Original Date Plan/Project Approved:

9/10/2002

Plan Description:

Stimulation of multiple developments and activities over the life of the plan that will create new jobs, tax revenues for the municipality.

Plan/Project Status: Seeking Developer

Area Type: Not specified in report

But for Determination:

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to construct adequate capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Ferguson
Downtown Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,044,874.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,199,370.00 Amount on Hand: \$365,359.00

Economic Activity Taxes:

Total received since inception: \$942,821.00 Amount on Hand: \$459,870.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$5,000,000.00 |
| Property Acquisition and Relocation Costs: | \$5,500,000.00 |
| Project Implementation Costs: | \$1,000,000.00 |
| Other: | \$1,000,000.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$12,500,000.00

Anticipated TOTAL Project Costs: \$32,500,000.00

Financing Method: Not specified

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Ferguson
Halls Ferry/I-270 Redevelopment Plan

Contact Agency: Ferguson
Contact Phone: 314-524-5252
Developer(s): Crossings at Halls Ferry, LLC
Senate District: 14
House District: 75

Original Date Plan/Project Approved: 7/15/1997

Plan Description:
Redevelop the old Central Hardware store into a large-scale planned retail center consisting of approximately 275,000sf with Home Depot and Shop-n-Save grocery as anchors. Plan includes all necessary improvements to infrastructure.

Plan/Project Status: Fully Operational

Area Type: Not specified in report

But for Determination:

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 400 | Actual to Date: | 425 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 400 | Actual to Date: | 425 |
|-------------------|-----|------------------------|-----|

Ferguson
Halls Ferry/I-270 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$972,882.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$3,432,521.00 Amount on Hand: \$373,009.00

Economic Activity Taxes:

Total received since inception: \$5,520,178.00 Amount on Hand: \$599,873.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$3,904,000.00 |
| Property Acquisition and Relocation Costs: | \$2,838,000.00 |
| Project Implementation Costs: | \$540,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$7,282,000.00

Anticipated TOTAL Project Costs: \$26,048,000.00

Financing Method: Not specified

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 21

Florissant

Cross Keys Redevelopment Project

Contact Agency: Florissant

Contact Phone: 314-921-5700

Developer(s): Sansone Cross Keys, LLC

Senate District: 13

House District: 75

Original Date Plan/Project Approved: 10/31/2001

Plan Description:

To facilitate redevelopment of the area for quality retail development comprised of commercial uses. To further provide new jobs and generate new revenue for the affected taxing districts.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Florissant
Cross Keys Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$375,461.97 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$2,014,773.94 Amount on Hand: \$37,518.80

Economic Activity Taxes:

Total received since inception: \$4,770,177.02 Amount on Hand: \$337,943.17

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Notes; Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Fulton

Atkinson Road TIF Plan (2nd Amended & Restated)

Contact Agency: Fulton

Contact Phone: 573-590-3131

Developer(s): Dollar General Corporation

Senate District: 16

House District: 20

Original Date Plan/Project Approved: 7/14/1998

Plan Description:

Construction of 1,700,000sf warehouse and distribution center for Dollar General Stores.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 300 | Actual to Date: | 708 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Atkinson Road TIF Plan (2nd Amended & Restated)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$505,002.00 As of: 12/31/2008

Payments in Lieu of Taxes:

 Total received since inception: \$4,853,154.00 Amount on Hand: \$503,354.00

Economic Activity Taxes:

 Total received since inception: \$164,823.00 Amount on Hand: \$1,648.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$2,954,340.00 |
| Property Acquisition and Relocation Costs: | \$1,125,800.00 |
| Project Implementation Costs: | \$257,590.00 |
| Other: | \$25,000.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$4,367,730.00

Anticipated TOTAL Project Costs: \$4,556,722.00

Financing Method: Pay-as-you-go & Special Obligation Bonds

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Fulton

Fulton Commons Redevelopment Project

Contact Agency: Fulton

Contact Phone: 573-590-3131

Developer(s): L, G & D

Senate District: 16

House District: 20

Original Date Plan/Project Approved: 11/18/2003

Plan Description:

Creation of home improvement center, bowling alley, theater, grocery store, etc in a new retail center.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market, and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|-----|
| Projected: | 45 | Actual to Date: | 148 |
|-------------------|----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Fulton Commons Redevelopment Project

Current Amount of Revenue in Special Allocation Fund: \$31,178.00 As of: 12/31/2009

Total received since inception: \$134,340.00 Amount on Hand: \$14,215.00

Total received since inception: \$162,863.00 Amount on Hand: \$16,963.00

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$3,500,000.00 |
|-----------------------------------------------|----------------|

| | |
|--------------------------------------------|----------------|
| Property Acquisition and Relocation Costs: | \$2,024,000.00 |
|--------------------------------------------|----------------|

| | |
|-------------------------------|----------------|
| Project Implementation Costs: | \$1,558,000.00 |
|-------------------------------|----------------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,082,689.00

Anticipated TOTAL Project Costs: \$7,082,689.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Fulton

Fulton Public Improvement Plan (2nd Amd & Restd)

Contact Agency: Fulton

Contact Phone: 573-590-3131

Developer(s): Fulton 54 Transportation Development Corp.

Senate District: 16

House District: 20

Original Date Plan/Project Approved: 12/30/1996

Plan Description:

Construction of the Rt HH & US Hwy 54 interchange, a connecting road to William Woods Road, outer roadways along US 54, elimination of the at-grade crossing at the Westminster Ave & US 54 intersection and other improvements.

Plan/Project Status: Fully Operational

Area Type: Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 250 | Actual to Date: | 816 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Fulton

Fulton Public Improvement Plan (2nd Amd & Restd)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$631,469.00 As of: 12/31/2008

Payments in Lieu of Taxes:

 Total received since inception: \$1,728,057.00 Amount on Hand: \$605,365.00

Economic Activity Taxes:

 Total received since inception: \$229,101.00 Amount on Hand: \$26,104.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$107,000.00
 Property Acquisition and Relocation Costs: \$0.00
 Project Implementation Costs: \$235,000.00
 Other: \$0.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$342,000.00

Anticipated TOTAL Project Costs: \$342,000.00

Financing Method: Pay-as-you-go, TDD Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Gladstone

Gladstone Plaza TIF Plan

Contact Agency: Gladstone

Contact Phone: 816-423-4108

Developer(s):

Senate District: 17

House District: 38

Original Date Plan/Project Approved: 10/24/2005

Plan Description:

Demolition of existing structures and construction of approximately 216,000sf retail development with all necessary storm water, sanitary sewer, street and parking infrastructure improvements.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 200 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 40 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$2,977,275.00 |
| Property Acquisition and Relocation Costs: | \$2,158,000.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$6,182,966.00

Anticipated TOTAL Project Costs: \$34,352,003.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Grain Valley

Mall at Sni-A-Bar TIF Plan

Contact Agency: Grain Valley

Contact Phone: 816-847-6200

Developer(s): Ward Development and Investment Company, Inc.

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 6/10/2002

Plan Description:

Development of approximately 10.5 acres into mixed-use commercial including a grocery store, in-line retail center and pad sites totaling about 145,000sf retail and office and 32 residential units, with parking, utilities, etc.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to construct adequate capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 148 | Actual to Date: | 152 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Mall at Sni-A-Bar TIF Plan

Current anticipated estimated number of years to retirement: 19

Granby

Granby TIF District

Contact Agency: Granby

Contact Phone: 417-472-6556

Developer(s): John Styron

Senate District: 32

House District: 132

Original Date Plan/Project Approved: 8/1/1998

Plan Description:

To establish TIF development assistance in the district to make the area more attractive to developers. Plans to improve the city's parks system are included in the development objectives.

Plan/Project Status: Under Construction

Area Type: Blight, Conservation & Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 20 | Actual to Date: | 18 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Granby

Granby TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$88,382.50 As of: 12/31/2008

Payments in Lieu of Taxes:

 Total received since inception: \$182,777.41 Amount on Hand: \$88,382.50

Economic Activity Taxes:

 Total received since inception: \$113,661.13 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$173,750.00
 Property Acquisition and Relocation Costs: \$75,000.00
 Project Implementation Costs: \$15,000.00
 Other: \$150,000.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$813,500.00

Anticipated TOTAL Project Costs: \$913,500.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Grandview

Botts Road Industrial Redevelopment Area

Contact Agency: Grandview

Contact Phone: 816-316-4804

Developer(s): Various

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 3/10/2004

Plan Description:

Various improvements including construction of arterial and collector street improvements, reconstruction or new construction of storm and sanitary sewer systems and other necessary and pertinent infrastructure in the area.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 200 | Actual to Date: | 150 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Botts Road Industrial Redevelopment Area

Current Amount of Revenue in Special Allocation Fund: \$1,128.00 As of: 9/30/2009

Total received since inception: \$428,396.00 Amount on Hand: \$1,128.00

Total received since inception: \$0.00 Amount on Hand: \$0.00

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$5,513,700.00 |
|-----------------------------------------------|----------------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------------|
| Project Implementation Costs: | \$100,000.00 |
|-------------------------------|--------------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,613,700.00

Anticipated TOTAL Project Costs: \$5,513,700.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

Grandview

Downtown Grandview

Contact Agency: Grandview
Contact Phone: 816-316-4804
Developer(s): Various
Senate District: 10
House District: 45

Original Date Plan/Project Approved: 7/23/2002

Plan Description:

Various improvements in the downtown area including renovations to multiple commercial and residential structures, an Historical architectural survey of the downtown district and location/direction signage in the downtown area.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 150 | Actual to Date: | 50 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Downtown Grandview

Current Amount of Revenue in Special Allocation Fund: \$22,526.00 As of: 9/30/2009

Total received since inception: \$27,491.00 Amount on Hand: \$7,509.00

Total received since inception: \$72,686.00 Amount on Hand: \$15,017.00

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
|-----------------------------------------------|--------|

| | |
|--------------------------------------------|--------------|
| Property Acquisition and Relocation Costs: | \$550,000.00 |
|--------------------------------------------|--------------|

| | |
|-------------------------------|--------------|
| Project Implementation Costs: | \$150,000.00 |
|-------------------------------|--------------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$700,000.00

Anticipated TOTAL Project Costs: \$2,800,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 5

Grandview

Gateway Commons

Contact Agency: Grandview

Contact Phone: 816-316-4804

Developer(s): Gateway Plaza, LLC

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 9/23/2003

Plan Description:

Various improvements including construction of a fast food restaurant, convenience store and a 60,000sf Harley-Davidson retail and service center. Development required relocation of two large sanitary sewers and flood remediation measures.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 400 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$773,267.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$93,266.00 Amount on Hand: \$525,309.00

Economic Activity Taxes:

Total received since inception: \$93,266.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$8,108,000.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$500,000.00 |
| Other: | \$3,558,350.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$13,526,350.00

Anticipated TOTAL Project Costs: \$48,000,000.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 6

Grandview

Grandview Crossing Redev. Area (TIF Dist. #13)

Contact Agency: Grandview

Contact Phone: 816-316-4804

Developer(s): 75th Street, LLC

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 10/11/2005

Plan Description:

Construction or rehabilitation of 153,0900sf existing and new retail, specialty retail and restaurant spaces and related infrastructure and new construction of a 17,500sf on an outlot, 6,500sf restaurant facility and 4,000sf office space.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Grandview Crossing Redev. Area (TIF Dist. #13)

Current anticipated estimated number of years to retirement: 13

Grandview

Grandview Crossing Redev. Area (TIF Dist. #14)

Contact Agency: Grandview

Contact Phone: 816-316-4804

Developer(s): Rausch, Coleman, Cray, LLC

Senate District: 10

House District: 46

Original Date Plan/Project Approved: 6/23/2009

Plan Description:

Construction of retail, specialty retail, restaurant and other commercial facilities and related infrastructure.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Grandview

Grandview Crossing Redev. Area (TIF Dist. #14)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$106,607.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 11

Grandview

Jordan's Keep Redevelopment Area

Contact Agency: Grandview

Contact Phone: 816-316-4804

Developer(s): Affinity Development, Inc.

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 4/26/2005

Plan Description:

Construction of a senior housing community consisting of 74 single family villa-type homes and 37 attached patio-type rental units. Developer will initially fund 100% and TIF revenues will reimburse Developer for 80% of reimbursable costs.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 20 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Grandview

Jordan's Keep Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,027.00 As of: 9/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$7,136.00 Amount on Hand: \$4,027.00

Economic Activity Taxes:

 Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$955,700.00
 Property Acquisition and Relocation Costs: \$0.00
 Project Implementation Costs: \$0.00
 Other: \$0.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$955,700.00

Anticipated TOTAL Project Costs: \$11,902,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 11

Grandview

North Economic Development Area

Contact Agency: Grandview

Contact Phone: 816-316-4804

Developer(s): Various

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 3/27/1990

Plan Description:

Funding of certain costs associated with constructing needed street and other infrastructure improvements in the area to enhance development potential.

Plan/Project Status: Fully Operational

Area Type: Blight; Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 300 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 160 | Actual to Date: | 160 |
|-------------------|-----|------------------------|-----|

Grandview

North Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$386,730.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,502,245.00 Amount on Hand: \$386,730.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$495,000.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$252,135.00 |
| Other: | \$11,660,910.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$12,408,045.00

Anticipated TOTAL Project Costs: \$13,732,580.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

Grandview

Northwest Economic Development Area

Contact Agency: Grandview

Contact Phone: 816-316-4804

Developer(s): Various

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 9/12/1989

Plan Description:

Funding of certain costs associated with constructing needed street and other infrastructure improvements in the area to enhance development potential.

Plan/Project Status: Fully Operational

Area Type: Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 175 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 10 | Actual to Date: | 10 |
|-------------------|----|------------------------|----|

Grandview

Northwest Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,438.00 As of: 9/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$936,156.00 Amount on Hand: \$1,438.00

Economic Activity Taxes:

 Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00
 Property Acquisition and Relocation Costs: \$0.00
 Project Implementation Costs: \$0.00
 Other: \$0.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$9,562,048.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement: 3

Grandview

Patel Redevelopment Area

Contact Agency: Grandview

Contact Phone: 816-316-4804

Developer(s): Balaji Development Corp.

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 6/28/2005

Plan Description:

Construction of a new 38,000sf three story hotel with 70 sleeping rooms, three meeting rooms, board room, indoor pool & spa, exercise room, business center and breakfast dining area.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 64 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Grandview
Patel Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$225.00 As of: 9/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$459.00 Amount on Hand: \$225.00

Economic Activity Taxes:

 Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$799,492.00
 Property Acquisition and Relocation Costs: \$0.00
 Project Implementation Costs: \$373,131.00
 Other: \$0.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,172,623.00

Anticipated TOTAL Project Costs: \$9,862,378.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 9

Grandview

Sam's Wholesale Club

Contact Agency: Grandview

Contact Phone: 816-316-4804

Developer(s): Wal-Mart, Inc.

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 4/13/1993

Plan Description:

Funding of certain costs associated with construction of a new Sam's Club store. Specific work involved demolition of the existing building, relocation of a storm water ditch, construction of a storm water detention basin and parking lot.

Plan/Project Status: Dissolved

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | |
|-------------------|------------------------|-----|
| Projected: | Actual to Date: | 180 |
|-------------------|------------------------|-----|

Number of Retained Jobs:

| | | |
|-------------------|------------------------|-----|
| Projected: | Actual to Date: | 100 |
|-------------------|------------------------|-----|

Grandview

Sam's Wholesale Club

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,227,308.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,885,138.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$334,813.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$120,000.00

Other: \$2,618,363.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,073,176.00

Anticipated TOTAL Project Costs: \$13,054,813.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 0

Grandview

Southwest Economic Development Area

Contact Agency: Grandview

Contact Phone: 816-316-4804

Developer(s): Various

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 1/10/1989

Plan Description:

Funding of certain costs associated with constructing needed street and other infrastructure improvements in the area to enhance development potential.

Plan/Project Status: Dissolved

Area Type: Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 900 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 100 | Actual to Date: | 100 |
|-------------------|-----|------------------------|-----|

Grandview

Southwest Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$3,000,905.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,952,843.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,952,843.00

Anticipated TOTAL Project Costs: \$27,693,030.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Grandview

Truman Corners Shopping Center Revitalization

Contact Agency: Grandview

Contact Phone: 816-316-4804

Developer(s): State Street Bank & Trust of Missouri, N.A.

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 12/22/1997

Plan Description:

Funding of certain costs associated with rehabilitation construction and expansion of the Truman Corners Shopping Center facility.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 175 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 165 |
|-------------------|---|------------------------|-----|

Truman Corners Shopping Center Revitalization

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,415,931.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$360,277.00 Amount on Hand: \$269,027.00

Economic Activity Taxes:

Total received since inception: \$1,616,981.00 Amount on Hand: \$1,146,904.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$8,715,695.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$305,215.00 |
| Other: | \$2,850,000.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$11,870,910.00

Anticipated TOTAL Project Costs: \$11,870,910.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Grandview

West Blue Ridge Development Project

Contact Agency: Grandview

Contact Phone: 816-316-4804

Developer(s): H.T. Paul Company & McDonald's Corporation

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 8/14/2001

Plan Description:

Site clearance related to the construction of a new 15,000sf McDonald's Restaurant and infrastructure work involving signalization of Blue Ridge Blvd at Harry Truman Drive and improvements to the Grandview Road intersection.

Plan/Project Status: Under Construction

Area Type: Blight, Conservation & Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 100 | Actual to Date: | 20 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Grandview

West Blue Ridge Development Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$463,546.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$338,456.00 Amount on Hand: \$245,113.00

Economic Activity Taxes:

Total received since inception: \$252,779.00 Amount on Hand: \$218,433.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$877,000.00

Property Acquisition and Relocation Costs: \$410,000.00

Project Implementation Costs: \$50,000.00

Other: \$450,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,787,000.00

Anticipated TOTAL Project Costs: \$8,338,080.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 4

Grandview

West Old US 71 Hwy Access Road Area

Contact Agency: Grandview
Contact Phone: 816-316-4804
Developer(s): Beckner Development Corporation
Senate District: 10
House District: 45

Original Date Plan/Project Approved: 4/9/2002

Plan Description:

Construction of various commercial buildings in multiple phases. An 18,000sf office building is currently under construction for North American Savings Bank and several pad sites are under consideration at this time.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 400 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Grandview

West Old US 71 Hwy Access Road Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,567.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$200,419.00 Amount on Hand: \$1,925.00

Economic Activity Taxes:

Total received since inception: \$51,543.00 Amount on Hand: \$642.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$6,825,841.00

Project Implementation Costs: \$3,241,848.00

Other: \$227,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,479,989.00

Anticipated TOTAL Project Costs: \$32,500,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 7

Greenwood

Bliss Land Development TIF Plan

Contact Agency: Greenwood

Contact Phone: 816-537-6969

Developer(s): Bliss Land Development Company, LLC

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 4/7/2003

Plan Description:

Two separate projects: 1) a mixed-use commercial and residential development expected to contain approximately 130,000sf retail, 411 single family residences and an 18-hole golf course; 2) improvements to MO-150 Hwy.

Plan/Project Status: Under Construction/Seeking Developer

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 357 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Greenwood
Bliss Land Development TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,500,816.00
Property Acquisition and Relocation Costs: \$0.00
Project Implementation Costs: \$850,000.00
Other: \$7,932,200.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,283,016.00

Anticipated TOTAL Project Costs: \$172,805,250.00

Financing Method: TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Hannibal

Flood Protection Plan Redevelopment

Contact Agency: Hannibal

Contact Phone: 573-221-0111

Developer(s): US Army Corps of Engineers (no private developer)

Senate District: 18

House District: 6

Original Date Plan/Project Approved: 1/2/1988

Plan Description:

Construction of a new floodwall levy, installation of pumps for stormwater remediation, gates for river access during normal water level conditions, earthenwork wall, removal of old grain silos and vacant warehouses

Plan/Project Status: Fully Operational

Area Type: Blight, Conservation & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Hannibal

Flood Protection Plan Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$302,196.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$782,428.29 Amount on Hand: \$302,196.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$18,900.00

Other: \$510,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$528,900.00

Anticipated TOTAL Project Costs: \$1,753,185.56

Financing Method: TIF Bond, Loan, Other (USACE investment)

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

Hannibal

Stardust Munger Diamond Redevelopment Project

Contact Agency: Hannibal

Contact Phone: 573-221-0111

Developer(s): THF Marion County Development

Senate District: 18

House District: 6

Original Date Plan/Project Approved: 12/1/2001

Plan Description:

Development of a multi-function shopping center as an economic development tool for job creation and tax generation.

Plan/Project Status: Fully Operational

Area Type: Blight & Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 62 | Actual to Date: | 70 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Stardust Munger Diamond Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$42,965.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$3,512,343.00 Amount on Hand: \$562.00

Economic Activity Taxes:

Total received since inception: \$2,880,934.00 Amount on Hand: \$42,403.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$9,500,000.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

Harrisonville

Harrisonville Marketplace

Contact Agency: Harrisonville
Contact Phone: 816-380-8912
Developer(s): Simmons Investments, Inc.
Senate District: 31
House District: 124
Original Date Plan/Project Approved: 3/19/2007
Plan Description:
Harrisonville Marketplace consists of 34.5 acres on which the developer is building 243,895sf of gross leasable space in two phases.

Plan/Project Status: Fully Operational
Area Type: Blight
But for Determination:
Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

| | | | |
|---------------------------------|-----|------------------------|-----|
| Number of New Jobs: | | | |
| Projected: | 259 | Actual to Date: | 135 |
| Number of Retained Jobs: | | | |
| Projected: | 30 | Actual to Date: | 30 |

Harrisonville

Harrisonville Marketplace

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$22,358.74 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$22,358.74 Amount on Hand: \$22,358.74

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,320,309.00

Property Acquisition and Relocation Costs: \$2,431,396.00

Project Implementation Costs: \$1,180,204.00

Other: \$1,173,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,104,909.00

Anticipated TOTAL Project Costs: \$47,043,434.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Harrisonville

Harrisonville Town Center

Contact Agency: Harrisonville

Contact Phone: 816-380-8912

Developer(s): D.J. Christie, Inc.

Senate District: 31

House District: 124

Original Date Plan/Project Approved: 11/21/2005

Plan Description:

A two-phase project encompassing 42 acres. Phase 1 is a retail project consisting of a Sutherland's Home Improvement Center, a Comfort Inn Hotel, retail strip mall and several out lots. Phase 2 (19.5 acres is yet to be developed)

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 105 | Actual to Date: | 64 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Harrisonville Town Center

Current Amount of Revenue in Special Allocation Fund: \$102,419.49 As of: 9/30/2009

| | | | |
|---------------------------------|--------------|-----------------|--------|
| Total received since inception: | \$159,018.88 | Amount on Hand: | \$0.00 |
|---------------------------------|--------------|-----------------|--------|

Total received since inception: \$538,475.94 Amount on Hand: \$102,419.49

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$4,466,800.00 |
|-----------------------------------------------|----------------|

| | |
|--------------------------------------------|----------------|
| Property Acquisition and Relocation Costs: | \$2,075,000.00 |
|--------------------------------------------|----------------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,541,800.00

Anticipated TOTAL Project Costs: \$22,134,800.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 21

Hazelwood

Hazelwood Logistics Center

Contact Agency: Hazelwood
Contact Phone: 314-513-5018
Developer(s): McEagle Development
Senate District: 14
House District: 76

Original Date Plan/Project Approved: 11/15/2006

Plan Description:

Clearance of blighted mixed-use land, including a dump site, and creation of a tenant-ready industrial park on which a 405,000sf shell building has been built by the developer.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development and required parcel ass'y and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|---|
| Projected: | 1000 | Actual to Date: | 0 |
|-------------------|------|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Hazelwood

Hazelwood Logistics Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,500,000.00

Property Acquisition and Relocation Costs: \$5,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,000,000.00

Anticipated TOTAL Project Costs: \$43,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Hazelwood

Park 370 Redevelopment Project

Contact Agency: Hazelwood
Contact Phone: 314-513-5018
Developer(s): TriStar Business Communities
Senate District: 7
House District: 78

Original Date Plan/Project Approved: 12/16/1998

Plan Description:

The project seeks to convert underutilized land in the Missouri River floodplain into a light industrial park with access to Missouri 370 Hwy. Project includes raising acquired land out of the flood plain.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|------|
| Projected: | 3000 | Actual to Date: | 1589 |
|-------------------|------|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Hazelwood

Park 370 Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$14,400,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,500,000.00

Anticipated TOTAL Project Costs: \$162,200,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 0

Herculaneum

I-55 / McNutt Street TIF Redevelopment Plan

Contact Agency: Herculaneum

Contact Phone: 636-475-4447

Developer(s): Herculaneum Development, Inc.

Senate District: 22

House District: 103

Original Date Plan/Project Approved: 12/10/2007

Plan Description:

Preparation of the redevelopment area to accommodate approximately 312,000sf new commercial space, 10 commercial outlots and a 92-room hotel facility.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 800 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 600 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Herculaneum

I-55 / McNutt Street TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$31,300,000.00

Property Acquisition and Relocation Costs: \$800,000.00

Project Implementation Costs: \$1,900,000.00

Other: \$3,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$37,000,000.00

Anticipated TOTAL Project Costs: \$103,681,000.00

Financing Method: TIF Notes; TIF Bond, none yet issued

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Hermann

Frene Creek TIF District

Contact Agency: Hermann
Contact Phone: 573-486-5400
Developer(s): None
Senate District: 16
House District: 112

Original Date Plan/Project Approved: 6/24/1996

Plan Description:
Provides opportunities for redevelopment of the area by construction of infrastructure improvements, stormwater drainage, retention and control, site grading, retention walls, water and sewer improvements, etc.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 25 | Actual to Date: | 85 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 20 | Actual to Date: | 40 |
|-------------------|----|------------------------|----|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$199,538.89 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$570,390.59 Amount on Hand: \$79,815.56

Economic Activity Taxes:

Total received since inception: \$807,245.99 Amount on Hand: \$119,723.33

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$1,498,900.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$86,974.00 |
| Other: | \$53,000.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$1,638,874.00

Anticipated TOTAL Project Costs: \$1,638,874.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 4

Higginsville

1st. Amended I-70 Interchange Plan Project 1

Contact Agency: Higginsville

Contact Phone: 660-584-2106

Developer(s): Pilot Travel Centers, LLC, Williams Travel Centers

Senate District: 21

House District: 122

Original Date Plan/Project Approved: 6/7/1999

Plan Description:

Construction of a travel center with gasoline and diesel pumps, terminals, commercial space and approximately 180 parking spaces, Project included demolition of an old gas station, extension of a water main and construction of an elevated water tank.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 100 | Actual to Date: | 78 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Higginsville

1st. Amended I-70 Interchange Plan Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$528,419.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$471,226.44 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$707,100.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$116,500.00

Other: \$803,280.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,626,880.00

Anticipated TOTAL Project Costs: \$8,100,000.00

Financing Method: Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Higginsville

1st. Amended I-70 Interchange Plan Project 2

Contact Agency: Higginsville

Contact Phone: 660-584-2106

Developer(s): Branson & Sons

Senate District: 21

House District: 122

Original Date Plan/Project Approved:

6/7/1999

Plan Description:

Construction of a convenience store with gasoline pumps.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 4

Actual to Date: 6

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Higginsville

1st. Amended I-70 Interchange Plan Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$48,288.94 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$81,985.38 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$195,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$69,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$264,000.00

Anticipated TOTAL Project Costs: \$1,226,000.00

Financing Method: Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

Independence

Blue Ridge Crossing East

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Cinema East, LLC c/o MBS Manager Corporationo

Senate District: 11

House District: 49

Original Date Plan/Project Approved: 2/17/2009

Plan Description:

Demolition of existing structures and new construction of all necessary road, utility and other infrastructure and improvements pursuant to development of about 41,000sf of free-standing retail and dining businesses.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 50 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Independence

Blue Ridge Crossing East

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,518,406.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$52,744.00

Other: \$196,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,931,055.00

Anticipated TOTAL Project Costs: \$8,598,850.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Cornerstone TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): CSI, LLC and Simon Property Group

Senate District: 11

House District: 54

Original Date Plan/Project Approved: 3/3/2003

Plan Description:

Construction of 13 three-story buildings with a total 420 apartment units. Development includes clubhouse, pool, fitness center, Jacuzzi and covered parking. The flood plain at the low end of the site will be left undeveloped.

Plan/Project Status: Fully Operational

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 26

Actual to Date:

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Independence

Cornerstone TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: (\$5,789.00) As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,112,649.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,540,347.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,540,347.00

Anticipated TOTAL Project Costs: \$35,989,719.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Crackerneck Creek TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Crackerneck Creek, LLC

Senate District: 11

House District: 56

Original Date Plan/Project Approved: 10/14/2004

Plan Description:

Construction of a 160,000sf Bass Pro Outdoor World retail store with three adjoining commercial areas including restaurants, hotel and complimentary retail businesses. Plan includes development of a city park with water feature, hiking trail, open spaces

Plan/Project Status: Under Construction

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|-----|
| Projected: | 1092 | Actual to Date: | 210 |
|-------------------|------|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Independence

Crackerneck Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: 14,182,560.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$478,517.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$709,898.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$39,042,964.00

Property Acquisition and Relocation Costs: \$7,282,000.00

Project Implementation Costs: \$2,233,464.00

Other: \$0.00

Other: \$25,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$73,558,398.00

Anticipated TOTAL Project Costs: \$171,308,865.00

Financing Method: Pay-as-you-go, TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Independence

Eastland Center TIF and Redevelopment Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Eastland Center Associates, LLC

Senate District: 11

House District: 56

Original Date Plan/Project Approved: 7/3/2000

Plan Description:

Construction of a mixed-use development consisting of big-box retail, specialty shopping, restaurants and hotel and office spaces.

Plan/Project Status: Fully Operational

Area Type: Blight & Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|------|
| Projected: | 500 | Actual to Date: | 1255 |
|-------------------|-----|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Independence

Eastland Center TIF and Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: ;11,852,746.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$8,292,696.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$12,238,120.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$34,168,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,884,000.00

Other: \$4,611,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$42,663,000.00

Anticipated TOTAL Project Costs: \$254,002,000.00

Financing Method: Pay-as-you-go, TIF Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

Independence

Golf Strategies (Drumm Farm) TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Golf Strategies, Inc.

Senate District: 11

House District: 52

Original Date Plan/Project Approved:

12/6/1999

Plan Description:

Development of 145 single-family villas, a public 18-hole golf course, clubhouse and maintenance buildings on 320 acres. Additionally public facilities utilities, street improvements and flood control improvements will be constructed.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 30

Actual to Date: 35

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Independence

Golf Strategies (Drumm Farm) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$712,862.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,772,780.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$131,598.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,832,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,982,000.00

Anticipated TOTAL Project Costs: \$39,218,000.00

Financing Method: Pay-as-you-go, TIF Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

Independence

Hartman Heritage Center TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Dial Realty Development Corporation

Senate District: 8

House District: 54

Original Date Plan/Project Approved: 5/18/1998

Plan Description:

Development of a combination hotel/convention center/restaurant with 200 guest rooms and 15,000sf of meeting space, a 270,000sf retail center and out-parcel development for restaurants and offices.

Plan/Project Status: Fully Operational

Area Type: Blight, Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 378 | Actual to Date: | 834 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Independence

Hartman Heritage Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,411,777.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$6,907,153.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,785,848.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$21,896,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$250,000.00

Other: \$35,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$22,181,000.00

Anticipated TOTAL Project Costs: \$113,026,000.00

Financing Method: Pay-as-you-go, TIF Bond

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

Independence

Hy-Vee Center TIF Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Hy-Vee Corporation
Senate District: 11
House District: 52

Original Date Plan/Project Approved: 7/15/2002

Plan Description:

New construction of an 80,260sf Hy-Vee supermarket and 29,665 ancillary retail space on 10.23 acres. Project includes public infrastructure improvements, a new signalized intersection of 40 Hwy, realignment and widening of US-40 and Noland Rd.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 376 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Independence

Hy-Vee Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$575,887.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,432,811.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,589,168.00

Property Acquisition and Relocation Costs: \$783,583.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,372,751.00

Anticipated TOTAL Project Costs: \$7,716,273.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Independence R.M.C. TIF Plan (HCA)

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Midwest Division IRHC, LLC

Senate District: 11

House District: 49

Original Date Plan/Project Approved: 12/6/2004

Plan Description:

New construction of a 257-bed hospital facility with ambulatory surgery center and medical office building.
Independence Regional Medical Center.

Plan/Project Status: Fully Operational

Area Type: Blight, Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|------|
| Projected: | 166 | Actual to Date: | 1289 |
|-------------------|-----|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Independence

Independence R.M.C. TIF Plan (HCA)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,237,143.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$5,582,008.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$199,222.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$31,312,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$750,000.00

Other: \$12,400,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$44,462,000.00

Anticipated TOTAL Project Costs: \$302,506,059.00

Financing Method: Pay-as-you-go, TIF Bond

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

Independence

Mid-Town Truman Road Corridor Plan & Redev. Proj.

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Mid-Town Truman Rd Corridor Redev. Corp.

Senate District: 11

House District: 49

Original Date Plan/Project Approved: 11/21/1994

Plan Description:

The Plan proposes to preserve and enhance existing housing, encourage reinvestment and improvement in residential structures, reverse the trend of neighborhood decline and encourage commercial investment in the area. The TIF funds a 353 Redev. Corp.

Plan/Project Status: Fully Operational

Area Type: Blight, Conservation, Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Independence

Mid-Town Truman Road Corridor Plan & Redev. Proj.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$260,921.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$4,027,062.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$92,901.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$8,380,910.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,380,910.00

Anticipated TOTAL Project Costs: \$80,810,850.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Mt. Washington TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Forever Enterprises, Inc.

Senate District: 11

House District: 51

Original Date Plan/Project Approved:

9/18/2000

Plan Description:

Redevelopment and preservation of the 229-acre historic cemetery/ The Plan includes improvements to adjacent public roadways, construction of a new mausoleum and chapel and funding for planning and renovation of the nearby Fairmount Business District.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 31

Actual to Date: 11

Number of Retained Jobs:

Projected: 13

Actual to Date: 13

Independence

Mt. Washington TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$11,098.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$202,053.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$123,515.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,481,856.00

Anticipated TOTAL Project Costs: \$8,722,700.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Noland Road Auto Plaza TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): T.E.N. Investments, Inc.

Senate District: 11

House District: 52

Original Date Plan/Project Approved: 12/16/2002

Plan Description:

14 acres of land to be developed into facilities for three automobile dealerships, a common auto service and repair center. Outdated dealership structures risked the loss of these businesses to the city.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Independence

Noland Road Auto Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13,335.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$80,274.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$257,500.00

Property Acquisition and Relocation Costs: \$680,000.00

Project Implementation Costs: \$90,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,027,500.00

Anticipated TOTAL Project Costs: \$3,997,500.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

North Independence Redevelopment TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Limpus Properties, LLC

Senate District: 11

House District: 51

Original Date Plan/Project Approved: 5/15/2000

Plan Description:

The project consists of the construction of a golf course, club house and maintenance buildings on the surface and construction of an underground industrial park beneath the golf course.

Plan/Project Status: Fully Operational

Area Type: Blight, Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 530 | Actual to Date: | 63 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Independence

North Independence Redevelopment TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,178.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$163,842.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$242,246.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,583,410.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$376,500.00

Other: \$125,000.00

Other: \$75,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,159,910.00

Anticipated TOTAL Project Costs: \$40,592,210.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Old Landfill TIF Plan & Redev. Project

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Sailors-Woods Development, LLC
Senate District: 11
House District: 49

Original Date Plan/Project Approved: 9/6/2005

Plan Description:

Development to consist of reclaiming the closed and capped landfills and preparing the area for a mixed-use project consisting of an 18-hole private golf course surrounded by an executive-level residential development of 225 single-family homes.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 30 | Actual to Date: | 25 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Independence

Old Landfill TIF Plan & Redev. Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$344.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$344.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,175,000.00

Anticipated TOTAL Project Costs: \$117,300,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Recovery Sales Outlet TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Recovery Management Corporation

Senate District: 11

House District: 49

Original Date Plan/Project Approved: 12/2/1996

Plan Description:

The 47-acre project includes new construction of 670,000sf retail, office and warehouse/industrial space. The project includes improvements to Noland Road, extension of Lynn Ct to Weatherford Rd and a new street and rail crossing at 33rd St.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

The project required significant infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Independence

Recovery Sales Outlet TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$55,965.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$117,442.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,289,186.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,606,723.00

Property Acquisition and Relocation Costs: \$1,977,000.00

Project Implementation Costs: \$1,731,727.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,315,450.00

Anticipated TOTAL Project Costs: \$41,350,578.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Santa Fe Trail Neighborhood TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): McProperties, Inc.

Senate District: 11

House District: 52

Original Date Plan/Project Approved: 12/22/1997

Plan Description:

The retail development includes approximately 150,000sf, a limited number of high-density residential units and associated public improvements to local streets and a state highway interchange.

Plan/Project Status: Inactive

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 250 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 52 |
|-------------------|---|------------------------|----|

Independence

Santa Fe Trail Neighborhood TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$971,204.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$133,714.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$441,559.00

Property Acquisition and Relocation Costs: \$5,609,735.00

Project Implementation Costs: \$120,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,171,294.00

Anticipated TOTAL Project Costs: \$25,567,017.00

Financing Method: Pay-as-you-go, TIF Bond

Original estimated number of years to retirement: 17

Current anticipated estimated number of years to retirement: 17

Independence

Sterling Village TIF Plan and Redev. Project

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Sterling Village Redevelopment Company, LLC

Senate District: 11

House District: 49

Original Date Plan/Project Approved: 7/6/1998

Plan Description:

The project proposes to clear seven substandard residential structures and construct 72 new attached residential units in the form of 2, 3 and 4-unit buildings. Site amenities include a clubhouse, walking trails, waterway enhancement and open space.

Plan/Project Status: Under Construction

Area Type: Blight & Conservation

But for Determination:

Unusual and extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Independence

Sterling Village TIF Plan and Redev. Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$30,166.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$57,995.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$153,074.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$126,300.00

Other: \$45,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$424,374.00

Anticipated TOTAL Project Costs: \$4,408,323.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Trinity TIF Plan and Redevelopment Project

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Trinity Real Estate Development, Inc.

Senate District: 11

House District: 49

Original Date Plan/Project Approved: 11/7/2005

Plan Description:

Construction of several free-standing retail stores to include restaurants comprising about 33,200sf, about 98,250sf general commercial space and a five-story class A office building of about 50,000sf.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 172 | Actual to Date: | 125 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Independence

Trinity TIF Plan and Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23,285.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$202,976.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$46,649.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,765,000.00

Anticipated TOTAL Project Costs: \$41,115,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Jackson

I-55 Corridor Redevelopment Project

Contact Agency: Jackson

Contact Phone: 573-243-3568

Developer(s): Buchheit, Inc.

Senate District: 27

House District: 157

Original Date Plan/Project Approved: 12/28/1998

Plan Description:

Road improvements to Old Orchard Rd including traffic signals, access roads for commercial properties, water & sewer facility construction, Improvements to I-55 interchange at E. Jackson Blvd and extension of Old Orchard Rd.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 875 | Actual to Date: | 420 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Jackson

I-55 Corridor Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$736,621.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$705,324.00 Amount on Hand: \$178,263.00

Economic Activity Taxes:

Total received since inception: \$2,255,476.00 Amount on Hand: \$558,358.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$27,800,000.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$900,000.00

Other: \$2,800,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,000,000.00

Anticipated TOTAL Project Costs: \$86,411,523.00

Financing Method: Pay-as-you-go; TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jackson County

Solar Woods / Solar Stone Redevelopment TIF

Contact Agency: Jackson County
Contact Phone: 816-881-1391
Developer(s): Dean Realty Company
Senate District: 11
House District: 53

Original Date Plan/Project Approved: 7/22/2002

Plan Description:

Redevelopment of the Area into a surface and sub-surface business park.

Plan/Project Status: Starting Up

Area Type: Blight & Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Jackson County

Solar Woods / Solar Stone Redevelopment TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$73,305,000.00

Property Acquisition and Relocation Costs: \$125,000.00

Project Implementation Costs: \$13,047,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$86,477,000.00

Anticipated TOTAL Project Costs: \$343,074,000.00

Financing Method: Pay-as-you-go; Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jefferson City

High Street TIF Plan

Contact Agency: Jefferson City
Contact Phone: 573-634-6305
Developer(s): Juanita Donehue
Senate District: 6
House District: 114

Original Date Plan/Project Approved: 12/5/2002

Plan Description:

Redevelop and rehabilitate the historic Kaullen Mercantile Company Building into a restaurant and lounge. Residential loft units will be constructed on the second, third and lower levels of the building.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 15 | Actual to Date: | 14 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Jefferson City

High Street TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$17,441.24 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,637.41 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF Notes, Loan

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 9

Jennings

Buzz Westfall Plaza on the Blvd. TIF # 3

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): Sansone Group

Senate District: 69 & 70

House District: 13 & 14

Original Date Plan/Project Approved:

7/26/1999

Plan Description:

Development of a retail center.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs, compounded by hazardous waste materials remediation, made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 500

Actual to Date: 350

Number of Retained Jobs:

Projected: 25

Actual to Date: 20

Jennings

Buzz Westfall Plaza on the Blvd. TIF # 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,789,571.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,108,997.00 Amount on Hand: \$894,785.50

Economic Activity Taxes:

Total received since inception: \$1,071,223.00 Amount on Hand: \$894,785.50

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,900,000.00

Property Acquisition and Relocation Costs: \$6,000,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$100,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,000,000.00

Anticipated TOTAL Project Costs: \$38,937,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jennings

Jennings Station Crossing RPA # 1 TIF Plan

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): I-70 Investments, LLC

Senate District: 69 & 70

House District: 13 & 14

Original Date Plan/Project Approved: 11/12/2002

Plan Description:

Development of a mix of new business enterprise including a sit down restaurant, convenience mart, hotel, fast food restaurant and an auto care facility all totaling approximately 51,000sf.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development and required parcel ass'y and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 200 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Jennings

Jennings Station Crossing RPA # 1 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$24,662.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$17,098.00 Amount on Hand: \$12,331.00

Economic Activity Taxes:

Total received since inception: \$1,420.00 Amount on Hand: \$12,331.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$400,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$10,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jennings

Jennings TIF Area # 1

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): Stout Industries

Senate District: 70

House District: 14

Original Date Plan/Project Approved: 5/12/1997

Plan Description:

Demolition and removal of the current office facility for Stout Industries, site preparation and re-construction of an office facility for the company, including surface parking and rehabilitation of warehouse, covered dock, receiving and packaging areas.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 130 | Actual to Date: | 100 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 50 | Actual to Date: | 50 |
|-------------------|----|------------------------|----|

Jennings

Jennings TIF Area # 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$214,395.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$783,332.00 Amount on Hand: \$107,197.50

Economic Activity Taxes:

Total received since inception: \$59,216.00 Amount on Hand: \$107,197.50

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$300,000.00

Property Acquisition and Relocation Costs: \$600,000.00

Project Implementation Costs: \$500,000.00

Other: \$100,000.00

Other: \$1,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$7,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jennings

Louisa Food Products TIF # 2

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): Louisa Food Products, Inc.

Senate District: 70

House District: 14

Original Date Plan/Project Approved: 9/22/1997

Plan Description:

Acquisition and demolition of part of the vacant Hill Behan Lumber Company property and construction of a cold storage shipping and receiving facility, construction of a dry storage warehouse and employee welfare facility, all totaling 30,000sf.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Existing business property site inadequate in size and location and business relocation to another municipality was being considered.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 138 | Actual to Date: | 120 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 20 | Actual to Date: | 20 |
|-------------------|----|------------------------|----|

Jennings

Louisa Food Products TIF # 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,195.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$274,239.00 Amount on Hand: \$4,097.50

Economic Activity Taxes:

Total received since inception: \$34,096.00 Amount on Hand: \$4,097.50

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$100,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$100,000.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$3,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jennings

Redevelopment Project Area No. 8 TIF Plan

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): None selected

Senate District: 70

House District: 14

Original Date Plan/Project Approved: 11/12/2002

Plan Description:

Demolition of all site improvements and the development of neighborhood-oriented commercial activities and assistance in upgrading the commercial uses north of Lewis and Clark Blvd.

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 100 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Jennings

Redevelopment Project Area No. 8 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$76,752.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$69,304.00 Amount on Hand: \$69,304.00

Economic Activity Taxes:

Total received since inception: \$7,042.00 Amount on Hand: \$7,042.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$50,000.00

Other: \$600,000.00

Other: \$250,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,050,000.00

Anticipated TOTAL Project Costs: \$3,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jennings

River Roads Estates Redev. Project Area 7B TIF Pla

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): Pyramid Companies, LLC

Senate District: 70

House District: 14

Original Date Plan/Project Approved: 7/25/2005

Plan Description:

Construction of a new city park, a 94-unit independent-living facility for seniors and an existing 3-story brick bank building to be converted into a new city hall building to be donated to the city of Jennings, MO.

Plan/Project Status: Seeking Developer

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development and required parcel ass'y and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 100 | Actual to Date: | 10 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Jennings

River Roads Estates Redev. Project Area 7B TIF Pla

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$500.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$163,527.00 Amount on Hand: \$250.00

Economic Activity Taxes:

Total received since inception: \$21,948.00 Amount on Hand: \$250.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,000,000.00

Property Acquisition and Relocation Costs: \$3,450,000.00

Project Implementation Costs: \$125,000.00

Other: \$700,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,275,000.00

Anticipated TOTAL Project Costs: \$30,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jennings

River Roads Plaza Project Area 7A TIF Plan

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): Pyramid Companies, LLC

Senate District: 70

House District: 14

Original Date Plan/Project Approved: 7/25/2005

Plan Description:

Development into a retail and commercial district designed to accommodate a variety of general commercial activities.

Plan/Project Status: Seeking Developer

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development and required parcel ass'y and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 100 | Actual to Date: | 10 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 10 | Actual to Date: | 10 |
|-------------------|----|------------------------|----|

Jennings

River Roads Plaza Project Area 7A TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$170.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$73,467.00 Amount on Hand: \$85.00

Economic Activity Taxes:

Total received since inception: \$9,861.00 Amount on Hand: \$85.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$25,000.00

Other: \$700,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,425,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Joplin

1717 Market Place TIF Plan

Contact Agency: Joplin

Contact Phone: 417-624-0820

Developer(s): 1717 Market Place, LLC

Senate District: 32

House District: 128

Original Date Plan/Project Approved: 1/10/2005

Plan Description:

Redevelopment of vacant land and deteriorating buildings into individual retail, commercial and restaurant developments including site preparation, design and construction.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 397 | Actual to Date: | 157 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 200 | Actual to Date: | 200 |
|-------------------|-----|------------------------|-----|

Joplin

1717 Market Place TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$53,388.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,080,981.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,623,651.00

Property Acquisition and Relocation Costs: \$1,131,786.00

Project Implementation Costs: \$1,792,429.00

Other: \$3,127,805.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,675,671.00

Anticipated TOTAL Project Costs: \$51,365,165.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Joplin

North Park Crossing TIF Plan

Contact Agency: Joplin
Contact Phone: 417-624-0820
Developer(s): North Park Crossing, LC
Senate District: 32
House District: 128

Original Date Plan/Project Approved:

6/7/2004

Plan Description:

Development will occur in several Redevelopment Project Areas within the larger project site and will feature development in accordance with city goals for infill retail development within a larger retail and commercial neighborhood.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 700 | Actual to Date: | 500 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 97 | Actual to Date: | 97 |
|-------------------|----|------------------------|----|

Joplin

North Park Crossing TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$323,703.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,670,654.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,070,900.00

Property Acquisition and Relocation Costs: \$1,450,000.00

Project Implementation Costs: \$275,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,795,900.00

Anticipated TOTAL Project Costs: \$60,167,947.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

11th Street TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 11th Street Corridor Redevelopment Corporation

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/10/1992

Plan Description:

Rehabilitation of the Centennial Building and the attached parking garage, development of the Cathedral Square Project including two office buildings and an underground parking garage, upgrading utilities and other property improvements.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|------|
| Projected: | 895 | Actual to Date: | 6162 |
|-------------------|-----|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|------|
| Projected: | 0 | Actual to Date: | 1143 |
|-------------------|---|------------------------|------|

11th Street TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$39,475.45 As of: 4/30/2009

Total received since inception: \$13,180,445.76 Amount on Hand: \$39,475.45

| | | | |
|---------------------------------|-----------------|-----------------|--------|
| Total received since inception: | \$27,049,205.69 | Amount on Hand: | \$0.00 |
|---------------------------------|-----------------|-----------------|--------|

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$37,603,515.00 |
|-----------------------------------------------|-----------------|

| | |
|--------------------------------------------|----------------|
| Property Acquisition and Relocation Costs: | \$3,325,571.00 |
|--------------------------------------------|----------------|

| | |
|-------------------------------|----------------|
| Project Implementation Costs: | \$2,544,336.00 |
|-------------------------------|----------------|

Other: \$27,981,475.00

| | |
|--------|----------------|
| Other: | \$2,831,400.00 |
|--------|----------------|

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$74,286,297.00

Anticipated TOTAL Project Costs: \$211,227,003.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Kansas City

11th Street, Project B (Blossom House) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Walnut Creek Ranch, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/10/1992

Plan Description:

Rehabilitation of the Centennial Building and attached parking garage; development of the Cathedral Square project, completion of streetscapes in the area and renovation of numerous properties on Pennsylvania Avenue, Jefferson and Central.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

11th Street, Project B (Blossom House) TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$10,588.63 As of: 4/30/2009

| | | | |
|---------------------------------|------------|-----------------|----------|
| Total received since inception: | \$1,991.02 | Amount on Hand: | \$215.19 |
|---------------------------------|------------|-----------------|----------|

Total received since inception: \$10,582.13 Amount on Hand: \$10,373.44

| | |
|-----------------------------------------------|--------------|
| Public Infrastructure/Site Development Costs: | \$284,890.00 |
|-----------------------------------------------|--------------|

| | |
|--------------------------------------------|--------------|
| Property Acquisition and Relocation Costs: | \$750,000.00 |
|--------------------------------------------|--------------|

| | |
|-------------------------------|----------------|
| Project Implementation Costs: | \$8,415,110.00 |
|-------------------------------|----------------|

Other: \$150,000.00

Other: \$945,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,545,000.00

Anticipated TOTAL Project Costs: \$12,014,250.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

1200 Main/South Loop (Project 03 President Hotel)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): President Hotel, LC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

The Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park, residential and retail developments, along with all necessary infrastructure to support.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

1200 Main/South Loop (Project 03 President Hotel)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,343.20 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$472,337.26 Amount on Hand: \$349.40

Economic Activity Taxes:

Total received since inception: \$352,319.60 Amount on Hand: \$993.80

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$13,299,793.00 |
| Property Acquisition and Relocation Costs: | \$1,213,607.00 |
| Project Implementation Costs: | \$105,000.00 |
| Other: | \$615,000.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$15,233,400.00

Anticipated TOTAL Project Costs: \$45,577,200.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

1200 Main/South Loop (Project 08 Sprint Arena)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City of Kansas City, Missouri
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

The Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park, residential and retail developments, along with all necessary infrastructure to support development.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

1200 Main/South Loop (Project 08 Sprint Arena)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

1200 Main/South Loop Project 01 (KC Live) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Cordish & Company
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park, residential, and retail projects and all necessary public infrastructure to support development of the area.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|------|
| Projected: | 2034 | Actual to Date: | 1820 |
|-------------------|------|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

1200 Main/South Loop Project 01 (KC Live) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$40,752.67 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,186,596.76 Amount on Hand: \$40,752.67

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$71,028,960.00 |
| Property Acquisition and Relocation Costs: | \$23,460,846.00 |
| Project Implementation Costs: | \$73,458,403.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$167,948,209.00

Anticipated TOTAL Project Costs: \$371,135,195.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

1200 Main/South Loop Projects 13/14 Boley Bldg TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): AMU c/o Lathrop & Gage

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Renovation of approximately 84,271sf of headquarters space within projects 13 and 14 (the Boley Building and Town Pavilion).

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 15 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 215 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Kansas City

1200 Main/South Loop Projects 13/14 Boley Bldg TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$91,256.04 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$34,451.65 Amount on Hand: \$32,029.65

Economic Activity Taxes:

Total received since inception: \$61,548.35 Amount on Hand: \$59,226.39

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,776,961.00

Project Implementation Costs: \$3,023,039.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,800,000.00

Anticipated TOTAL Project Costs: \$19,641,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

1200 Main/South Loop-Project 02 (H&R Block) TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): H & R Block
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, parks, retail and residential development. Project 02 is specifically construction of the new H & R Block world Headquarters Building

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

1200 Main/South Loop-Project 02 (H&R Block) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,186,684.55 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$3,313,514.37 Amount on Hand: \$3,013,983.11

Economic Activity Taxes:

Total received since inception: \$4,436,705.11 Amount on Hand: \$4,172,701.44

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$117,471,955.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$3,845,869.00

Other: \$171,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$292,317,824.00

Anticipated TOTAL Project Costs: \$308,399,088.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

1200 Main/South Loop-Project 04 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Copaken White and Blitt
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

The Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park developments, residential and retail developments as well as all necessary public infrastructure.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

1200 Main/South Loop-Project 04 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

1200 Main/South Loop-Project 05 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Copaken White and Blitt
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

The Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park developments, residential and retail developments as well as all necessary public infrastructure.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

1200 Main/South Loop-Project 05 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

1200 Main/South Loop-Project 07 HRB Expansion TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Blackwell Sanders Peper Martin
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, parks, retail and residential development. Project 07 is specifically for construction of add'l office space for the H & R Block HQ.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

1200 Main/South Loop-Project 07 HRB Expansion TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

12th & Wyandotte TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Kansas City Downtown Hotel Group
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 12/10/1992

Plan Description:

Renovation of the existing Marriott Hotel, demolition of the Muehlebach Towers and Link Building, construction of an above-grade pedestrian walkway linking the existing Marriott Hotel and the new Muehlebach Hotel.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 300 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 508 | Actual to Date: | 516 |
|-------------------|-----|------------------------|-----|

Kansas City

12th & Wyandotte TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$399.05 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,695,000.00 Amount on Hand: \$399.05

Economic Activity Taxes:

Total received since inception: \$500,000.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,871,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,071,000.00

Anticipated TOTAL Project Costs: \$35,010,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Kansas City

12th & Wyandotte-Aladdin Hotel TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Kansas City MO Hotel Partners, LP

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/10/1992

Plan Description:

Redevelopment and rehabilitation of the historic Aladdin Hotel at 1215 Wyandotte in downtown Kansas City. Also provides improvements to sidewalks and a pedestrian tunnel.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 100 | Actual to Date: | 42 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City
12th & Wyandotte-Aladdin Hotel TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$175,523.11 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$114,647.03 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$2,080,000.00 |
| Property Acquisition and Relocation Costs: | \$1,155,000.00 |
| Project Implementation Costs: | \$446,500.00 |
| Other: | \$5,669,510.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$9,351,010.00

Anticipated TOTAL Project Costs: \$34,043,780.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

13th And Washington TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): DST Realty

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 9/19/1996

Plan Description:

Construction of a 75,000sf building with 225 parking spaces originally for use by Unitog as its corporate headquarters.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|-----|
| Projected: | 1134 | Actual to Date: | 423 |
|-------------------|------|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 350 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Kansas City
13th And Washington TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,754,301.56 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,332,634.78 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,857,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$329,750.00

Other: \$1,912,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,099,250.00

Anticipated TOTAL Project Costs: \$12,515,125.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

19th Terrace & Central, Project 2a, b & c TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Broadway Development, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 6/3/1999

Plan Description:

Development of 279,870sf of residential space, 11,000sf warehouse space, 142,500sf office and commercial space, 49,700sf retail space 726 new and rehabilitated parking spaces, with all necessary infrastructure to support development.

Plan/Project Status: Starting Up

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

19th Terrace & Central, Project 2a, b & c TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$71,615.65 As of: 4/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$69,976.26 Amount on Hand: \$69,976.26

Economic Activity Taxes:

 Total received since inception: \$1,639.39 Amount on Hand: \$1,639.39

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00
 Property Acquisition and Relocation Costs: \$0.00
 Project Implementation Costs: \$0.00
 Other: \$0.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

19th Terrace and Central TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): AF Real Estate Holdings, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 6/3/1999

Plan Description:

The Plan provides for construction and rehabilitation of 53,000sf of residential space, 11,000sf warehouse space, 149,000sf office and commercial space and 47,000sf retail, 540 new/rehabbed parking spaces with all necessary infrastructure.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 230 | Actual to Date: | 80 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 20 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Kansas City
19th Terrace and Central TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$713,437.87 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$530,792.42 Amount on Hand: \$387,695.93

Economic Activity Taxes:

Total received since inception: \$332,245.15 Amount on Hand: \$325,741.94

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$2,650,000.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$2,410,000.00 |
| Other: | \$3,772,596.00 |
| Other: | \$2,553,778.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$11,386,374.00

Anticipated TOTAL Project Costs: \$29,520,940.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

22nd & Main (Project 02) Marietta Chair TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Francor, LLC
Senate District: 10
House District: 37
Original Date Plan/Project Approved: 8/26/1999
Plan Description:
Rehabilitation of the 55,000sf Marietta Chair Building, originally for use by Birch Telecom.

Plan/Project Status: Fully Operational
Area Type: Conservation
But for Determination:
Unusual and extraordinary costs made the project financially unfeasible in the market.

| | | | |
|---------------------------------|-----|------------------------|-----|
| Number of New Jobs: | | | |
| Projected: | 96 | Actual to Date: | 3 |
| Number of Retained Jobs: | | | |
| Projected: | 120 | Actual to Date: | 101 |

Kansas City

22nd & Main (Project 02) Marietta Chair TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$592,675.41 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$863,896.65 Amount on Hand: \$592,675.41

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$5,200,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

22nd & Main-Project 01 The Freight House Bldg TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Lidia's Freight House, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/19/1998

Plan Description:

Construction and rehabilitation of 53000sf residential space, 11000sf warehouse space, 149000sf office and commercial space 47000sf retail and 540 new/rehabilitated parking spaces with all necessary utilities.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

22nd & Main-Project 01 The Freight House Bldg TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$565.40 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$465,683.15 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,560,982.93 Amount on Hand: \$565.40

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,416,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$738,000.00

Other: \$183,100.00

Other: \$390,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,727,100.00

Anticipated TOTAL Project Costs: \$8,663,435.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Kansas City

22nd & Main-Project 10 1900 Main Bldg TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): McFamily Properties, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 1/20/2000

Plan Description:

Rehabilitation of an existing building to house 3000sf commercial and 7800sf office space.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 47 | Actual to Date: | 17 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

22nd & Main-Project 10 1900 Main Bldg TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,698.28 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$43,035.23 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$175,581.30 Amount on Hand: \$2,698.28

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$293.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$350,293.00

Anticipated TOTAL Project Costs: \$1,267,836.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

22nd & Main-Project 12 & 13 (H.D. Lee) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): HD Lee Building, LLC c/o Blueurban

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 6/29/2000

Plan Description:

No plan discription in the report.

Plan/Project Status: Starting Up

Area Type: Not specified

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

22nd & Main-Project 12 & 13 (H.D. Lee) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,089.64 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,146.99 Amount on Hand: \$1,089.64

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

22nd & Main-Project 14 The Safeway Bldg TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Master Realty Properties, Inc.
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 7/20/2000

Plan Description:

Construction for commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. The Safeway Building project provides rehabilitation for 36550sf residential, 16550sf office and 3000sf of gallery space

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

22nd & Main-Project 14 The Safeway Bldg TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$19,650.80 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$408,657.30 Amount on Hand: \$17,684.80

Economic Activity Taxes:

Total received since inception: \$165,498.99 Amount on Hand: \$1,966.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$467,711.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$66,159.00

Other: \$320,779.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$854,649.00

Anticipated TOTAL Project Costs: \$10,740,317.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

22nd & Main-Project 16, Columbia & Gray Bldg TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Levitt Enterprises
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 6/29/2000

Plan Description:

Construction for commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. Project provides 37,107sf new commercial space.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

22nd & Main-Project 16, Columbia & Gray Bldg TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$79,962.41 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$93,373.41 Amount on Hand: \$79,962.41

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,393,794.00

Other: \$20,200.00

Other: \$29,617.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,443,611.00

Anticipated TOTAL Project Costs: \$6,679,430.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

22nd & Main-Project 21 AD Jacobson Bldg TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Levitt Enterprises
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 6/29/2000

Plan Description:

Construction for commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. The AD Jacobson Bldg project provides 12094sf commercial, 1820sf office and 1820sf retail space.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

22nd & Main-Project 21 AD Jacobson Bldg TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$311,529.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$176,732.00

Other: \$37,917.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$526,178.00

Anticipated TOTAL Project Costs: \$3,180,416.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

22nd & Main-Project 22 Creamery Bldg TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Levitt Enterprises
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 6/29/2000

Plan Description:

Construction for commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. The Creamery Bldg project provides for the rehab of 21825sf vacant space into 3500sf retail and 17000sf office space.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

22nd & Main-Project 22 Creamery Bldg TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$170,000.00
Property Acquisition and Relocation Costs: \$0.00
Project Implementation Costs: \$1,050,000.00
Other: \$110,000.00
Other: \$78,357.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,408,357.00

Anticipated TOTAL Project Costs: \$3,832,955.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

22nd & Main-Project 24-Morr Transfer Bldg TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): DST Realty

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/14/2000

Plan Description:

Construction of 79,773sf for commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 365 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Kansas City

22nd & Main-Project 24-Morr Transfer Bldg TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$279.90 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$20,837.15 Amount on Hand: \$279.90

Economic Activity Taxes:

Total received since inception: \$392,433.74 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,263,193.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,900,000.00

Other: \$411,500.00

Other: \$1,177,520.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,752,213.00

Anticipated TOTAL Project Costs: \$18,712,913.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

22nd & Main-Project 27, The Arthel Bldg TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Botwin & Company
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 7/20/2000

Plan Description:

Construction for commercial and residential uses, with parking and all necessary utilities and infrastructure. The Arthel Bldg. Project provides for rehab of 7500sf retail, 4000sf office and 10 surface parking spaces.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 34 | Actual to Date: | 42 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 36 |
|-------------------|---|------------------------|----|

Kansas City

22nd & Main-Project 27, The Arthel Bldg TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,982.67 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$152,293.67 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$153,322.14 Amount on Hand: \$3,982.67

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$328,390.00

Other: \$19,485.00

Other: \$30,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$377,875.00

Anticipated TOTAL Project Costs: \$1,549,940.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

22nd & Main-Project 28 Candle Bldg TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Levitt Enterprises
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 6/29/2000

Plan Description:

Construction for commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. The Candle Building project provides for rehab of 43,650sf into 4000sf retail and the remainder into office space.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

22nd & Main-Project 28 Candle Bldg TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$150,000.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$1,689,550.00 |
| Other: | \$150,000.00 |
| Other: | \$60,000.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$2,049,550.00

Anticipated TOTAL Project Costs: \$6,888,764.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

43rd & Main (Project 8a, 8b) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Distinct Properties KC, LLC
Senate District: 10
House District: 39
Original Date Plan/Project Approved: 3/24/1994
Plan Description:

Property acquisition, demolition of all existing improvements necessary to constuct a parking garage and such additional commercial amenities and the rehabilitation of the Hawthorn Building for mixed use commercial and residential.

Plan/Project Status: Starting Up
Area Type: Conservation
But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development on the site.

| | | | |
|---------------------------------|---|------------------------|---|
| Number of New Jobs: | | | |
| Projected: | 0 | Actual to Date: | 0 |
| Number of Retained Jobs: | | | |
| Projected: | 0 | Actual to Date: | 0 |

Kansas City
43rd & Main (Project 8a, 8b) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$26,506,349.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

43rd & Main-American Century (Proj 2 & 5) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): American Century
Senate District: 10
House District: 39

Original Date Plan/Project Approved: 3/24/1994

Plan Description:

Expansion of the former H & R Block Corporate Headquarters with streetscape improvements along Main and 43rd streets and establishing a neighborhood housing redevelopment program for the surrounding neighborhood.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 4 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 36 |
|-------------------|---|------------------------|----|

Kansas City

43rd & Main-American Century (Proj 2 & 5) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,306,330.06 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$3,447,234.70 Amount on Hand: \$258,997.14

Economic Activity Taxes:

Total received since inception: \$3,993,899.08 Amount on Hand: \$2,047,332.92

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$640,000.00

Property Acquisition and Relocation Costs: \$55,000.00

Project Implementation Costs: \$0.00

Other: \$40,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$735,000.00

Anticipated TOTAL Project Costs: \$13,335,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

43rd & Main-Office Depot (Project 1) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Atlantis Holdings, Inc.

Senate District: 10

House District: 39

Original Date Plan/Project Approved: 3/24/1994

Plan Description:

Construction of an Office Depot store and streetscape improvements along Main and 43rd streets.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 26 | Actual to Date: | 20 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

43rd & Main-Office Depot (Project 1) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$748,424.84 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$795,717.74 Amount on Hand: \$513,498.80

Economic Activity Taxes:

Total received since inception: \$1,191,858.17 Amount on Hand: \$234,926.04

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|--------------|
| Public Infrastructure/Site Development Costs: | \$933,518.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$40,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$973,518.00

Anticipated TOTAL Project Costs: \$2,172,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

Kansas City

45th & Main TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Marty Development, LLC

Senate District: 10

House District: 39

Original Date Plan/Project Approved: 12/14/2006

Plan Description:

Redevelopment of the Holiday Inn Hotel at 45th & Main. The Plan includes replacing the hotel with 274500sf Class A office space, 47000sf specialty grocery and retail space, a 160-room boutique hotel, 1060-space parking garage and a 55000sf public park.

Plan/Project Status: Starting Up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City
45th & Main TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$27,649,156.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$2,747,041.00 |
| Other: | \$33,536,644.00 |
| Other: | \$4,984,142.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$68,916,983.00

Anticipated TOTAL Project Costs: \$225,919,426.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

811 Main Project 1 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Commerce Bank

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 1/5/2006

Plan Description:

Rehabilitation and renovation of the 215,000sf, 12-story 811 Main Office Building, with all necessary utilities, street improvements and appurtenances required to adequately address blighted conditions.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 772 | Actual to Date: | 772 |
|-------------------|-----|------------------------|-----|

Kansas City
811 Main Project 1 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$100,624.56 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,753.18 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$6,331,400.00

Other: \$10,750.00

Other: \$246,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,588,150.00

Anticipated TOTAL Project Costs: \$18,256,900.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

87th & Hillcrest Road TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Dean Machinery Company

Senate District: 9

House District: 44

Original Date Plan/Project Approved: 3/3/2005

Plan Description:

Redevelopment of 25 acres by Dean Realty Company for the construction of headquarters offices, service and sales facilities for Dean Machinery Company, along with parking, landscaping and other amenities

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 35 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 163 | Actual to Date: | 163 |
|-------------------|-----|------------------------|-----|

Kansas City
87th & Hillcrest Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$1,306,205.00 |
| Property Acquisition and Relocation Costs: | \$2,500,000.00 |
| Project Implementation Costs: | \$9,307,094.00 |
| Other: | \$360,782.00 |
| Other: | \$15,193,703.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$28,667,784.00

Anticipated TOTAL Project Costs: \$63,379,426.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

Americana TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): The Hotel Group

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 1/28/1993

Plan Description:

Renovation of the historic Americana Hotel to reposition the facility in the market. The project will convert the former 296-room hotel into 299 upscale rooms, 10,000sf meeting space and rehab the 300-car parking garage.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 293 | Actual to Date: | 387 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 117 |
|-------------------|---|------------------------|-----|

Kansas City

Americana TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,096,432.25 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,559,795.36 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$561,950.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$260,000.00

Other: \$7,900,000.00

Other: \$300,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,021,950.00

Anticipated TOTAL Project Costs: \$9,021,950.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Kansas City

Antioch Mall TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Eastbourne Investments, Ltd.
Senate District: 17
House District: 31

Original Date Plan/Project Approved: 3/23/2006

Plan Description:

Redevelopment of the Antioch Mall and provide funds for neighborhood infrastructure improvements in the surrounding area.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass/y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 517 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 764 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Antioch Mall TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Total received since inception: \$0.00 Amount on Hand: \$0.00

Total received since inception: \$0.00 Amount on Hand: \$0.00

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
|-----------------------------------------------|--------|

| | |
|--------------------------------------------|-----------------|
| Property Acquisition and Relocation Costs: | \$11,152,856.00 |
|--------------------------------------------|-----------------|

| | |
|-------------------------------|----------------|
| Project Implementation Costs: | \$2,500,000.00 |
|-------------------------------|----------------|

Other: \$1,360,000.00

Other: \$4,232,055.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,244,911.00

Anticipated TOTAL Project Costs: \$72,304,479.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

Baltimore Place Properties TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Cumberland Redevelopment Corporation

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 2/2/2006

Plan Description:

Rehabilitation and construction of office space, the renovation and construction of parking spaces, façade enhancements, residential development, public improvements, streetscapes, retail development and all infrastructure.

Plan/Project Status: Starting Up

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market, due to historic preservation construction requirements.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 295 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 166 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Kansas City
Baltimore Place Properties TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00
Property Acquisition and Relocation Costs: \$2,045,889.00
Project Implementation Costs: \$4,251,099.00
Other: \$1,673,908.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,970,896.00

Anticipated TOTAL Project Costs: \$26,584,898.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

Barrytowne (Projects 1, 3a & 4) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): MD Management c/o Lewis Rice & Fingersh, LC

Senate District: 17

House District: 38

Original Date Plan/Project Approved: 6/6/1996

Plan Description:

Construction of 1,872,467sf commercial retail and 114,957sf office space, 696 residential units, 31800sf YMCA and improvements to the Barry Road bridge over US 169, Baughman and Barry roads and surrounding streets.

Plan/Project Status: Fully Operational

Area Type: Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|------|
| Projected: | 3900 | Actual to Date: | 1749 |
|-------------------|------|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Barrytowne (Projects 1, 3a & 4) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$658,086.13 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$5,910,769.11 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$11,843,743.02 Amount on Hand: \$658,086.13

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$26,782,011.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$559,958.00 |
| Other: | \$700,000.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$28,041,969.00

Anticipated TOTAL Project Costs: \$291,965,811.00

Financing Method: Other Bond (MDFB Infrastructure Facilities R.B.)

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

Blue Ridge Mall TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): MBS Mall Investor-98, LLC
Senate District: 10
House District: 39

Original Date Plan/Project Approved: 2/24/2005

Plan Description:

Demolition of the old Blue Ridge Mall, acquisition of the Kaiser Building and construction of a 570000sf retail center and redevelop the 40000sf Kaiser Building to include parking, public improvements, streetscapes, etc.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|----|
| Projected: | 1535 | Actual to Date: | 60 |
|-------------------|------|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 75 | Actual to Date: | 68 |
|-------------------|----|------------------------|----|

Kansas City
Blue Ridge Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$899,263.06 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,556,782.08 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,260,958.00
Property Acquisition and Relocation Costs: \$6,978,340.00
Project Implementation Costs: \$0.00
Other: \$13,718,588.00
Other: \$6,058,011.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,015,897.00

Anticipated TOTAL Project Costs: \$89,928,566.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Briarcliff West TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Briarcliffe West Development Company

Senate District: 17

House District: 38

Original Date Plan/Project Approved: 5/3/1990

Plan Description:

Construction of 941,864sf office space, 309,809sf retail space, 151 single-family homes, 84 villas, 366 condominiums, 2 structured parking garages and road work on Briarcliff Pkwy.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|-----|
| Projected: | 5000 | Actual to Date: | 589 |
|-------------------|------|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 22 |
|-------------------|---|------------------------|----|

Kansas City
Briarcliff West TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$519,652.40 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$11,961,556.41 Amount on Hand: \$132,521.92

Economic Activity Taxes:

Total received since inception: \$2,515,754.82 Amount on Hand: \$387,130.48

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$45,294,958.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$34,078,231.00 |
| Other: | \$1,358,849.00 |
| Other: | \$35,835,000.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$116,567,038.00

Anticipated TOTAL Project Costs: \$547,896,964.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Brush Creek-Blue Pkwy (Projects A & D) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Swope Community Builders
Senate District: 9
House District: 42

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Land clearance and construction of 114,000sf retail, 210,000sf office, 14,000sf restaurant space and an 18,000sf US Post Office building. The Blue Pkwy project constructs the H & R Block Call Center and Mazuma CU buildings.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 419 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 429 |
|-------------------|---|------------------------|-----|

Kansas City

Brush Creek-Blue Pkwy (Projects A & D) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,529.83 As of: 4/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$1,558,932.93 Amount on Hand: \$5,529.83

Economic Activity Taxes:

 Total received since inception: \$879,604.49 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$8,813,210.00
 Property Acquisition and Relocation Costs: \$2,884,702.00
 Project Implementation Costs: \$2,249,692.00
 Other: \$0.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,947,604.00

Anticipated TOTAL Project Costs: \$54,236,742.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

Brush Creek-Blue Pkwy (Projects B & C) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Swope Community Builders
Senate District: 9
House District: 42

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Land clearance and construction of 114,000sf retail, 210,000sf office, 14,000sf restaurant space and an 18,000sf US Post Office building. The Blue Pkwy project constructs the H & R Block Call Center and Mazuma CU buildings.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 374 | Actual to Date: | 112 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Brush Creek-Blue Pkwy (Projects B & C) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,529.83 As of: 4/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$2,323,854.40 Amount on Hand: \$4,660.61

Economic Activity Taxes:

 Total received since inception: \$1,200,444.48 Amount on Hand: \$869.22

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$245,447.21
 Property Acquisition and Relocation Costs: \$1,900,732.00
 Project Implementation Costs: \$8,954,246.29
 Other: \$665,950.50
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,766,376.00

Anticipated TOTAL Project Costs: \$29,535,678.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

Brush Creek-Plaza East TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): O.G. Investments

Senate District: 9

House District: 42

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Four development phases to include 98100sf commercial and retail along with necessary public infrastructure improvements, streetscape and parking. Currently the new Gates BBQ restaurant has been opened.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 48 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Brush Creek-Plaza East TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$574,155.95 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$4,100.94 Amount on Hand: \$3,895.89

Economic Activity Taxes:

Total received since inception: \$612,245.63 Amount on Hand: \$570,260.06

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$12,347,110.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Brush Creek-Plaza Library TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Plaza Development, LLC

Senate District: 10

House District: 39

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

New construction of 290,000sf office space atop the new 50,000sf Plaza Library Building and construction of a 1125-car parking garage.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 720 | Actual to Date: | 736 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City
Brush Creek-Plaza Library TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$6,545,772.86 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,964,605.20 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,891,140.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,891,140.00

Anticipated TOTAL Project Costs: \$72,659,123.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Brywood Centre TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Brywood Center
Senate District: 9
House District: 43

Original Date Plan/Project Approved: 7/31/2008

Plan Description:

The Plan calls for the creation, rehabilitation and/or redevelopment of 7 Redevelopment Project Areas within the Brywood Shopping Centre. Projects will include demolition, public improvements, new construction of retail space and parking improvements.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 134 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 225 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Kansas City
Brywood Centre TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$933,275.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$1,334,552.00 |
| Other: | \$705,000.00 |
| Other: | \$2,623,882.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$5,596,709.00

Anticipated TOTAL Project Costs: \$30,692,927.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

Chatham TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Chatham Investors, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 4/5/2007

Plan Description:

Renovation of the Chatham Hotel into 73 one and two bedroom for sale condominium units with a newly constructed parking garage.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 2 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Chatham TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,720,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,720,000.00

Anticipated TOTAL Project Costs: \$15,022,034.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 36355

Current anticipated estimated number of years to retirement:

Kansas City

Chouteau/I-35 Project 3 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Chouteau Crossings West, LLC
Senate District: 17
House District: 31

Original Date Plan/Project Approved: 4/23/1998

Plan Description:

The Project provides for the improvement and preparation of a site for the construction of a fast food restaurant.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 25 | Actual to Date: | 50 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Chouteau/I-35 Project 3 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$86,546.84 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$370,260.08 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$205,444.00

Other: \$242,177.00

Other: \$7,456.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$455,077.00

Anticipated TOTAL Project Costs: \$31,031,657.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Chouteau/I-35 Projects 1 & 2 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Chouteau I-35 Development, LLC
Senate District: 17
House District: 31

Original Date Plan/Project Approved: 4/23/1998

Plan Description:

The Plan provides for construction of 244,709sf retail space and street improvements along Chouteau Tfwy, Winn Road and 42nd Street Terrace North. Amendment 2 to the Plan expanded the boundary to include properties in the area for housing improvements.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and cap'y to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 699 | Actual to Date: | 515 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Chouteau/I-35 Projects 1 & 2 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$145.83 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$2,591,469.03 Amount on Hand: \$145.83

Economic Activity Taxes:

Total received since inception: \$4,967,962.19 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,090,500.00

Project Implementation Costs: \$6,402,102.00

Other: \$959,235.00

Other: \$1,449,112.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,909,949.00

Anticipated TOTAL Project Costs: \$31,031,657.00

Financing Method: Other Bond (KCMO-supported bonds)

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Civic Mall-422 Admiral (Project 13) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): McCown Gordon Construction, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 12/8/1994

Plan Description:

Renovation and restoration to 422 Admiral for a corporate headquarters and employee parking lot and the inclusion of certain redevelopment project costs for streetscape as well as all necessary appurtenances and utilities.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 39 | Actual to Date: | 52 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 39 | Actual to Date: | 28 |
|-------------------|----|------------------------|----|

Kansas City

Civic Mall-422 Admiral (Project 13) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$129,125.06 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$58,906.35 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$330,000.00

Property Acquisition and Relocation Costs: \$200,000.00

Project Implementation Costs: \$383,373.00

Other: \$2,040,000.00

Other: \$49,500.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,002,873.00

Anticipated TOTAL Project Costs: \$4,678,487.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Civic Mall-JE Dunn (Projects 66 & 67) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): J.E. Dunn

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/8/1994

Plan Description:

The J.E. Dunn projects expanded the existing J.E. Dunn Construction Company Headquarters and retained an established Kansas City business in the Central Business District.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|-----|
| Projected: | 60 | Actual to Date: | 140 |
|-------------------|----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 115 | Actual to Date: | 306 |
|-------------------|-----|------------------------|-----|

Kansas City

Civic Mall-JE Dunn (Projects 66 & 67) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$493,964.78 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$648,831.63 Amount on Hand: \$294,432.37

Economic Activity Taxes:

Total received since inception: \$1,280,162.38 Amount on Hand: \$199,532.41

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,183,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,183,000.00

Anticipated TOTAL Project Costs: \$4,646,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Kansas City

Civic Mall-Whittaker Courthouse Project 46-47 TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City of Kansas City
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 12/8/1994

Plan Description:

Construction of the FAA office building and the Ilus Davis Mall between the Federal Courthouse Building at 9th & Locust and City Hall.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 560 | Actual to Date: | 675 |
|-------------------|-----|------------------------|-----|

Kansas City

Civic Mall-Whittaker Courthouse Project 46-47 TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,723.41 As of: 4/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$5,531,312.81 Amount on Hand: \$920.11

Economic Activity Taxes:

 Total received since inception: \$518,222.49 Amount on Hand: \$803.30

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$5,000,000.00
 Property Acquisition and Relocation Costs: \$10,100,000.00
 Project Implementation Costs: \$0.00
 Other: \$0.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,100,000.00

Anticipated TOTAL Project Costs: \$88,689,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

Kansas City

Country Club Plaza (Project 1, Seville Square) TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Highwoods Properties

Senate District: 10

House District: 39, 44

Original Date Plan/Project Approved: 4/17/1997

Plan Description:

Approximately 780,000sf new construction of commercial space, rehabilitation of 180,000sf existing commercial structures, construction of 350 market-rate apartments and 3,965 parking spaces and \$5 million public amenities in the Plaza area.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 145 | Actual to Date: | 198 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 15 |
|-------------------|---|------------------------|----|

Kansas City

Country Club Plaza (Project 1, Seville Square) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,729.92 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,628,442.68 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$899,164.23 Amount on Hand: \$2,729.92

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,598,629.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,598,629.00

Anticipated TOTAL Project Costs: \$50,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Kansas City

Country Club Plaza (Project 2, Granada & Saks) TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Highwoods Properties
Senate District: 10
House District: 39, 44

Original Date Plan/Project Approved: 4/17/1997

Plan Description:

Approximately 780,000sf new construction of commercial space, rehabilitation of 180,000sf existing commercial structures, construction of 350 market-rate apartments and 3,965 parking spaces and \$5 million public amenities for the Plaza area.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|-----|
| Projected: | 55 | Actual to Date: | 121 |
|-------------------|----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 135 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Kansas City

Country Club Plaza (Project 2, Granada & Saks) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$210,974.79 As of: 4/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$1,088,998.00 Amount on Hand: \$172,204.94

Economic Activity Taxes:

 Total received since inception: \$3,586,004.88 Amount on Hand: \$38,769.85

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$12,815,000.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$12,815,000.00

Anticipated TOTAL Project Costs: \$12,815,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Country Club Plaza (Project 3, Valencia Place) TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Highwoods Properties

Senate District: 10

House District: 39, 44

Original Date Plan/Project Approved: 4/17/1997

Plan Description:

Approximately 780,000sf new construction of commercial space, rehabilitation of 180,000sf existing commercial structures, construction of 350 market-rate apartments and 3,965 parking spaces and \$5 million in public amenities in the Plaza area.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|------|
| Projected: | 175 | Actual to Date: | 1048 |
|-------------------|-----|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|------|------------------------|-----|
| Projected: | 1000 | Actual to Date: | 876 |
|-------------------|------|------------------------|-----|

Kansas City

Country Club Plaza (Project 3, Valencia Place) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$37,907.05 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$11,620,041.97 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,412,770.79 Amount on Hand: \$37,907.05

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$24,700,000.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$24,700,000.00

Anticipated TOTAL Project Costs: \$71,000,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Kansas City

Country Club Plaza (Project 7, Park Lane) TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Winn Limited Partnership

Senate District: 10

House District: 39, 44

Original Date Plan/Project Approved: 12/10/2003

Plan Description:

Construction of approximately 780,000sf commercial space, rehabilitation of 180,000sf existing commercial structures, construction of 350 market-rate apartments and 3965 new parking spaces. Plan also includes a \$5 million public amenities package

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 225 | Actual to Date: | 37 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Country Club Plaza (Project 7, Park Lane) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$564,485.26 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$593,830.12 Amount on Hand: \$564,485.26

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,961,138.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,961,138.00

Anticipated TOTAL Project Costs: \$18,577,382.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Country Club Plaza (Project 8, 4900 Main) TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): DST Realty

Senate District: 10

House District: 39, 44

Original Date Plan/Project Approved: 12/10/2003

Plan Description:

Construction of approximately 780,000sf commercial space, rehabilitation of 180,000sf existing commercial structures, construction of 350 market-rate apartments and 3965 new parking spaces. Plan includes a \$5 million public amenities package.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 650 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Country Club Plaza (Project 8, 4900 Main) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$40,432.02 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$40,432.02 Amount on Hand: \$40,432.02

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

Country Club Plaza-Kirkwood Circle TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Kirkwood Realty Company, LLC
Senate District: 10
House District: 39, 44

Original Date Plan/Project Approved: 12/10/2003

Plan Description:

Creation of a new neighborhood, unique in Kansas City, by constructing up to 240 Class A condominium residential units plus substantial infrastructure and other improvements including a park along Wornall Road and a pedestrian walkway to the Plaza.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 10 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Country Club Plaza-Kirkwood Circle TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,526.28 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$3,368,256.01 Amount on Hand: \$12,586.28

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$7,455,842.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$1,282,184.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$8,738,026.00

Anticipated TOTAL Project Costs: \$105,680,900.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Downtown Library District Project 1 & 2 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Library TIF, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 11/26/2002

Plan Description:

Renovation of the historic former 1st National Bank of Kansas City building on the northeast corner of 10th & Baltimore to be leased to the Kansas City, MO Public Library and enhancement of financing for a parking garage to be located nearby.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 9 | Actual to Date: | 18 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 637 | Actual to Date: | 706 |
|-------------------|-----|------------------------|-----|

Kansas City

Downtown Library District Project 1 & 2 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$208,928.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$69,874.96 Amount on Hand: \$41,396.78

Economic Activity Taxes:

Total received since inception: \$291,409.15 Amount on Hand: \$167,531.59

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$12,489,630.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$1,053,156.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$13,542,786.00

Anticipated TOTAL Project Costs: \$23,967,786.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

East Village (Project 1) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): J.E. Dunn

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 5/4/2006

Plan Description:

New construction of approximately 150,000sf office space, 2,300 public/private parking spaces, 1183 residential housing units and 87,200sf retail space with public improvements, streetscapes and necessary utilities.

Plan/Project Status: Starting Up

Area Type: Conservation

But for Determination:

Decrease in tax base over the past 29 years and a decrease in employment combined with high crime in the area.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 100 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 791 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Kansas City
East Village (Project 1) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$911.93 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$959.93 Amount on Hand: \$911.93

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$19,232,755.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$19,232,755.00

Anticipated TOTAL Project Costs: \$49,425,864.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

East Village (Projects 2 & 3) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): East Village, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

5/4/2006

Plan Description:

New construction of 150,000sf office space and 2300 parking spaces, construction of 1183 residential housing units and 87,200sf retail property with public improvements, streetscapes and necessary infrastructure.

Plan/Project Status: Starting Up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 100

Actual to Date: 0

Number of Retained Jobs:

Projected: 791

Actual to Date: 0

Kansas City
East Village (Projects 2 & 3) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$911.93 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$959.93 Amount on Hand: \$311.93

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00
Property Acquisition and Relocation Costs: \$19,235,000.00
Project Implementation Costs: \$0.00
Other: \$312,000.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,547,000.00

Anticipated TOTAL Project Costs: \$307,390,486.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

Gailoyd (Projects 1, 3 & 4) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Gailoyd Enterprises Corporation
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/27/2002

Plan Description:

Redevelopment and historic renovation of the Power & Light Building into about 210,000sf Class A office space and 88 residential lofts with construction of a city-owned parking garage adjacent and all necessary infrastructure.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|------|------------------------|---|
| Projected: | 1645 | Actual to Date: | 0 |
|-------------------|------|------------------------|---|

Gailoyd (Projects 1, 3 & 4) TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Total received since inception: \$0.00 Amount on Hand: \$0.00

Total received since inception: \$0.00 Amount on Hand: \$0.00

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$9,257,000.00 |
|-----------------------------------------------|----------------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|----------------|
| Project Implementation Costs: | \$1,254,000.00 |
|-------------------------------|----------------|

Other: \$0.00

| | |
|--------|--------------|
| Other: | \$539,000.00 |
|--------|--------------|

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,050,000.00

Anticipated TOTAL Project Costs: \$27,872,458.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Gailoyd (Projects 2a, 2b & 5) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City of Kansas City, MO
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/27/2002

Plan Description:

Redevelopment and historic renovation of the Power & Light Building into about 210,000sf Class A office space and 88 residential lofts with construction of a city-owned parking garage adjacent and all necessary infrastructure.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City
Gailoyd (Projects 2a, 2b & 5) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Gateway 2000 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Gateway, Inc.
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 10/12/1995

Plan Description:

Rehabilitation and conversion of a 150,000sf distribution facility into office space and the construction of 3 new 2-7-story office buildings with combined office space of up to 475,000sf and 1077+ parking spaces.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|------|
| Projected: | 3000 | Actual to Date: | 1489 |
|-------------------|------|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Gateway 2000 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,240.61 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$181,463.45 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,380,564.74 Amount on Hand: \$1,240.61

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$22,525,451.00

Property Acquisition and Relocation Costs: \$9,090,000.00

Project Implementation Costs: \$152,750.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$31,768,201.00

Anticipated TOTAL Project Costs: \$101,431,335.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

Grand Boulevard TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): UMB
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 11/26/1996

Plan Description:

Development of approximately 140,000sf Technology and Operations Center for UMB Bank, construction of a 750-space structured parking garage and streetscape improvements along Grand, 9th Street and streets adjacent to the Redevelopment Area.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|-----|
| Projected: | 35 | Actual to Date: | 193 |
|-------------------|----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|------|
| Projected: | 750 | Actual to Date: | 1212 |
|-------------------|-----|------------------------|------|

Kansas City

Grand Boulevard TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$40,819.64 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$5,418,441.13 Amount on Hand: \$40,819.64

Economic Activity Taxes:

Total received since inception: \$3,075,329.84 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$20,287,257.00

Property Acquisition and Relocation Costs: \$450,000.00

Project Implementation Costs: \$1,117,491.00

Other: \$3,085,112.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$24,939,860.00

Anticipated TOTAL Project Costs: \$68,461,412.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

Grand Boulevard-Watkins (Projects K-1 & L-1) TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Watkins & Company, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 11/26/1996

Plan Description:

Redevelopment of the existing 50,000sf Western Union Building for office and retail uses and the beautification of two surface parking lots.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 35 | Actual to Date: | 82 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 90 | Actual to Date: | 90 |
|-------------------|----|------------------------|----|

Grand Boulevard-Watkins (Projects K-1 & L-1) TIF

Current Amount of Revenue in Special Allocation Fund: \$1,506.55 As of: 4/30/2009

| | | | |
|---------------------------------|--------------|-----------------|------------|
| Total received since inception: | \$169,586.62 | Amount on Hand: | \$1,116.92 |
|---------------------------------|--------------|-----------------|------------|

| | | | |
|---------------------------------|-------------|-----------------|----------|
| Total received since inception: | \$66,999.76 | Amount on Hand: | \$389.63 |
|---------------------------------|-------------|-----------------|----------|

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$2,287,109.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$40,000.00 |
| Other: | \$1,920,165.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$4,247,274.00

Anticipated TOTAL Project Costs: \$7,791,174.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Hickman Mills TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Aventis Pharmaceuticals

Senate District: 9

House District: 45, 50

Original Date Plan/Project Approved: 12/3/1992

Plan Description:

Construction of approximately 1 million sf office, 200,000sf R & D space and 274,000sf commercial redevelopment, improvements to Hickman Mills Road, acquisition and clean up and infrastructure improvements.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|------|------------------------|------|
| Projected: | 5958 | Actual to Date: | 2358 |
|-------------------|------|------------------------|------|

Hickman Mills TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$3,678.58 As of: 4/30/2009

Total received since inception: \$15,593,424.85 Amount on Hand: \$0.65

Total received since inception: \$6,960,753.68 Amount on Hand: \$3,677.93

| | |
|-----------------------------------------------|------------------|
| Public Infrastructure/Site Development Costs: | \$177,644,408.00 |
|-----------------------------------------------|------------------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|----------------|
| Project Implementation Costs: | \$1,483,645.00 |
|-------------------------------|----------------|

Other: \$43,613,947.00

| | |
|--------|----------------|
| Other: | \$7,362,500.00 |
|--------|----------------|

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$230,104,500.00

Anticipated TOTAL Project Costs: \$655,199,600.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Kansas City

Hotel Phillips Projects B & C TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City Center Square Equities, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 4/6/2000

Plan Description:

Project B involves the construction of a parking garage and commercial space on the ground level; Project C is the City Center Square Office Building.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market, required parcel ass'y and/or relocation costs and special improvements to overcome obsolescence of the existing office building.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 303 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|------|------------------------|----|
| Projected: | 1267 | Actual to Date: | 61 |
|-------------------|------|------------------------|----|

Kansas City

Hotel Phillips Projects B & C TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$256,252.50 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,327.66 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,016,731.00

Property Acquisition and Relocation Costs: \$1,366,881.00

Project Implementation Costs: \$1,010,630.00

Other: \$373,287.00

Other: \$452,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,219,529.00

Anticipated TOTAL Project Costs: \$7,318,507.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

Hotel Phillips, Project A TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Marcus Hotels, Inc.
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 4/6/2000

Plan Description:

Restoration, renovation and improvement of the 213-room historic Hotel Phillips in downtown Kansas City.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 39 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 95 | Actual to Date: | 87 |
|-------------------|----|------------------------|----|

Kansas City

Hotel Phillips, Project A TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$56,083.32 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,099,332.43 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,865,258.78 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$7,290,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,290,000.00

Anticipated TOTAL Project Costs: \$23,500,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

Jazz District TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Jazz District Redevelopment Corporation

Senate District: 9

House District: 37

Original Date Plan/Project Approved: 3/25/1999

Plan Description:

Improvements in the district consist of approximately 204 residential units and over 70,000sf commercial space and parking at the Attucks School site and elsewhere with all necessary utilities and street improvements.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 360 | Actual to Date: | 8 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 200 | Actual to Date: | 8 |
|-------------------|-----|------------------------|---|

Kansas City
Jazz District TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$206,306.14 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$63,104.38 Amount on Hand: \$11,224.15

Economic Activity Taxes:

Total received since inception: \$256,264.94 Amount on Hand: \$195,081.99

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$4,247,613.00 |
| Property Acquisition and Relocation Costs: | \$4,989,428.00 |
| Project Implementation Costs: | \$339,957.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$9,576,998.00

Anticipated TOTAL Project Costs: \$44,281,135.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

Judicial Square TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Judicial Square, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 5/22/2003

Plan Description:

Renovation of the Griffith Building, originally called the Mutual Building, a seven-story brick building located at the the southeast corner of 13th & Oak streets.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 10 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 9 | Actual to Date: | 41 |
|-------------------|---|------------------------|----|

Kansas City

Judicial Square TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$87,476.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$83,233.06 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$87,498.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$687,498.00

Anticipated TOTAL Project Costs: \$4,396,735.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

KCI Corridor (Projects 6-10; 14-20) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): MD Management
Senate District: 34
House District: 32

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Reconstruction of the Tiffany Spgs Pkwy interchange at I-29, construction of a half-diamond interchange at MO-152 and Ambassador Drive, construction of Ambassador Drive from Barry Rd to Tiffany Spgs Pkwy and other street projects in the area.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

KCI Corridor (Projects 6-10; 14-20) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not specified in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

KCI Corridor TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Barry North Center, LLC
Senate District: 34
House District: 32

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Reconstruction of Tiffany Springs Pkwy interchange on I-29, construction of a half-diamond interchange at MO-152 and Ambassador Drive, construction of Ambassador Drive from Barry Rd to Tiffany Springs Pkwy and other road projects to support development.

Plan/Project Status: Fully Operational

Area Type: Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development in the area.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 850 | Actual to Date: | 761 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

KCI Corridor TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,174.01 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$24,919,132.09 Amount on Hand: \$12,174.01

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,173,163.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,173,163.00

Anticipated TOTAL Project Costs: \$2,173,163.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Midtown-Linwood TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Midtown Redevelopment Corporation

Senate District: 10

House District: 39

Original Date Plan/Project Approved: 11/17/1988

Plan Description:

Construction of 120000sf home improvement retailer (Home Depot) and a 150000sf discount wholesale club store (Costco), with all related amenities, infrastructure, etc.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 400 | Actual to Date: | 370 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Midtown-Linwood TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$1,069.05 As of: 4/30/2009

Total received since inception: \$3,240,000.00 Amount on Hand: \$0.00

Total received since inception: \$5,845,000.00 Amount on Hand: \$1,069.05

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
|-----------------------------------------------|--------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: **\$34,000,000.00**

Anticipated TOTAL Project Costs: \$68,000,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

Midtown-Mill Street TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Midtown Redevelopment Corporation

Senate District: 10

House District: 39

Original Date Plan/Project Approved: 4/30/1993

Plan Description:

Construction of approximately 80,000sf retail shops space.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | |
|-------------------|------------------------|-----|
| Projected: | Actual to Date: | 200 |
|-------------------|------------------------|-----|

Number of Retained Jobs:

| | | |
|-------------------|------------------------|---|
| Projected: | Actual to Date: | 0 |
|-------------------|------------------------|---|

Kansas City
Midtown-Mill Street TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$606.25 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$687,435.98 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,261,178.26 Amount on Hand: \$606.25

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|--------------|
| Public Infrastructure/Site Development Costs: | \$109,060.00 |
| Property Acquisition and Relocation Costs: | \$290,940.00 |
| Project Implementation Costs: | \$295,500.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$1,595,500.00

Anticipated TOTAL Project Costs: \$9,326,100.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Kansas City

New England Bank Building TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 21 W. 10th, LC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 11/2/2000

Plan Description:

Rehabilitation of the eighteen-story New England National Bank building. Plan will rehabilitate approximately 7000sf for restaurant use on the first three floors and 70000sf for office use on the remaining floors.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 288 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

New England Bank Building TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$604,285.31 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,876,700.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$246,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,122,700.00

Anticipated TOTAL Project Costs: \$4,296,136.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

New York Life TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Aquila, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 11/21/1994

Plan Description:

Renovation of the historic New York Life Building and construction of a parking garage.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required parcel assembly and or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 700 | Actual to Date: | 290 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

New York Life TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$579.90 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$4,193,905.11 Amount on Hand: \$579.90

Economic Activity Taxes:

Total received since inception: \$3,360,668.82 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,010,000.00

Property Acquisition and Relocation Costs: \$40,000.00

Project Implementation Costs: \$336,500.00

Other: \$6,130,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,516,500.00

Anticipated TOTAL Project Costs: \$31,524,120.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

North Oak Trafficway TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Cerner Corporation
Senate District: 17
House District: 31

Original Date Plan/Project Approved: 2/24/2005

Plan Description:

Not provided in report.

Plan/Project Status: Under Construction

Area Type: Not specified in report

But for Determination:

The project required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

North Oak Trafficway TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,687.47 As of: 4/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

 Total received since inception: \$4,934.18 Amount on Hand: \$4,687.47

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

North Oak, Projects 3, 4, 5a, 5b & 6 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Hunt Midwest

Senate District: 17

House District: 31

Original Date Plan/Project Approved: 2/24/2005

Plan Description:

Development of 211,000sf for retail purposes. Improvements will be made to the infrastructure in the North Oak corridor.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

the project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development in the area.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 540 | Actual to Date: | 132 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

North Oak, Projects 3, 4, 5a, 5b & 6 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$132,290.84 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$131,682.31 Amount on Hand: \$131,682.31

Economic Activity Taxes:

Total received since inception: \$307,154.06 Amount on Hand: \$608.53

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,911,997.00

Property Acquisition and Relocation Costs: \$2,840,252.00

Project Implementation Costs: \$3,129,250.00

Other: \$554,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,435,999.00

Anticipated TOTAL Project Costs: \$51,062,203.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

Parvin Road TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Hunt Midwest

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 12/14/2000

Plan Description:

Expansion and improvement to the public infrastructure to accommodate an expansion of the existing above-ground industrial park and the developer's underground industrial and commercial complex known as the Subtropolis.

Plan/Project Status: Fully Operational

Area Type: Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development in the area.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|----|
| Projected: | 7367 | Actual to Date: | 76 |
|-------------------|------|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|------|------------------------|------|
| Projected: | 4793 | Actual to Date: | 4793 |
|-------------------|------|------------------------|------|

Kansas City
Parvin Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$354.83 As of: 4/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$7,182,332.64 Amount on Hand: \$354.83

Economic Activity Taxes:

 Total received since inception: \$3,259,373.79 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$19,619,514.00
 Property Acquisition and Relocation Costs: \$411,000.00
 Project Implementation Costs: \$3,785,701.00
 Other: \$43,989,399.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$67,805,614.00

Anticipated TOTAL Project Costs: \$87,104,980.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Performing Arts (Projects 1 & 2) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): PAC Holdings, Inc.
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 1/30/2003

Plan Description:

Construction of public improvements throughout the area including the Performing Arts Center, Bartle Hall expansion, development of office, retail and public development consistent with the Plan and necessary parking & infrastructure.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 750 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Performing Arts (Projects 1 & 2) TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Total received since inception: \$0.00 Amount on Hand: \$0.00

Total received since inception: \$0.00 Amount on Hand: \$0.00

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
|-----------------------------------------------|--------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Performing Arts (Projects 3 & 4) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Copaken White and Blitt
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 1/30/2003

Plan Description:

Construction of public improvements throughout the area including the Performing Arts Center, Bartle Hall expansion, development of office, retail and public development consistent with the Plan and necessary infrastructure improvements.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 88 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City
Performing Arts (Projects 3 & 4) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,000,000.00
Property Acquisition and Relocation Costs: \$355,500.00
Project Implementation Costs: \$0.00
Other: \$0.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,355,500.00

Anticipated TOTAL Project Costs: \$432,355,500.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Pershing Road (IRS Service Center) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Pershing Road Development Company, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 4/3/2000

Plan Description:

Redevelopment of the Post Office Building and new construction of office spaces, parking garage for public use adjacent to Union Station and a pedestrian bridge between Union Station and the Freighthouse District and other site improvements.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|------|
| Projected: | 4000 | Actual to Date: | 5977 |
|-------------------|------|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 200 | Actual to Date: | 207 |
|-------------------|-----|------------------------|-----|

Kansas City

Pershing Road (IRS Service Center) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$7,504,838.56 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,435,038.77 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$125,598,794.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$525,255.00

Other: \$3,788,022.00

Other: \$184,522,528.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$314,434,599.00

Anticipated TOTAL Project Costs: \$589,057,605.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Prospect North TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Prospect North, LLC
Senate District: 17
House District: 33, 38

Original Date Plan/Project Approved: 3/23/2000

Plan Description:

Construction of 274370sf commercial space, 207 attached single-family housing units, construction of a portion of Maple Woods Pkwy, west of MO-1 Hwy and significant upgrade to Agnes Road.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 889 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Prospect North TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$36,012.87 As of: 4/30/2009

Total received since inception: \$232,825.10 Amount on Hand: \$36,012.87

| | | | |
|---------------------------------|--------|-----------------|--------|
| Total received since inception: | \$0.00 | Amount on Hand: | \$0.00 |
|---------------------------------|--------|-----------------|--------|

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$17,690,470.00 |
|-----------------------------------------------|-----------------|

| | |
|--------------------------------------------|----------------|
| Property Acquisition and Relocation Costs: | \$1,585,000.00 |
|--------------------------------------------|----------------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$873,722.00

| | |
|--------|----------------|
| Other: | \$6,127,963.00 |
|--------|----------------|

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,277,155.00

Anticipated TOTAL Project Costs: \$112,473,499.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

River Market Project 17 (Republic Paper) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): First & Main

Senate District: 10

House District: 40

Original Date Plan/Project Approved: 12/16/1999

Plan Description:

Eventual development of a mixed-use area consisting of retail, residential, commercial, office and light industrial sites, along with the archeological development of the Town of Kansas historic site.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

River Market Project 17 (Republic Paper) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$11.19 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$11,897.95 Amount on Hand: \$11.19

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,894,228.00

Other: \$565,670.00

Other: \$220,400.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,680,298.00

Anticipated TOTAL Project Costs: \$8,325,447.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

River Market-Project 11 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): River View Central, LLC
Senate District: 10
House District: 40

Original Date Plan/Project Approved: 12/16/1999

Plan Description:

Project 11 is an individual project within the larger River Market Plan Area which includes development of the Town of Kansas archeological site and intrepertative center. It would not contribute TIF revenues to Town of Kansas or Second Street improvemen

Plan/Project Status: Starting Up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 235 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City
River Market-Project 11 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$1,691,690.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$487,710.00 |
| Other: | \$2,527,802.00 |
| Other: | \$385,000.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$5,092,202.00

Anticipated TOTAL Project Costs: \$12,111,102.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

River Market-Project 16 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): 4th & Locust, LLC
Senate District: 10
House District: 40

Original Date Plan/Project Approved: 12/16/1999

Plan Description:

A wide range of development and redevelopment projects including specifically in Project 16, the Town of Kansas Archeological Park and Interpretive Center facility.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 14 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City
River Market-Project 16 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,455.34 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$8,793.44 Amount on Hand: \$8,455.34

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|--------------|
| Public Infrastructure/Site Development Costs: | \$317,344.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$18,000.00 |
| Other: | \$385,250.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$720,594.00

Anticipated TOTAL Project Costs: \$1,296,967.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Santa Fe TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Damon Pursell Construction Co.
Senate District: 9
House District: 44

Original Date Plan/Project Approved: 9/30/1993

Plan Description:

Reclamation of a quarry site as well as the construction of commercial and industrial uses and construction of infrastructure.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 181 | Actual to Date: | 41 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Santa Fe TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$2,489.27 As of: 4/30/2009

| | | | |
|---------------------------------|--------------|-----------------|--------|
| Total received since inception: | \$220,212.06 | Amount on Hand: | \$0.00 |
|---------------------------------|--------------|-----------------|--------|

| | | | |
|---------------------------------|----------------|-----------------|------------|
| Total received since inception: | \$1,903,486.09 | Amount on Hand: | \$2,489.27 |
|---------------------------------|----------------|-----------------|------------|

| | |
|-----------------------------------------------|------------------|
| Public Infrastructure/Site Development Costs: | \$154,931,251.00 |
|-----------------------------------------------|------------------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|-----------------|
| Project Implementation Costs: | \$12,000,000.00 |
|-------------------------------|-----------------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$166,931,257.00

Anticipated TOTAL Project Costs: \$575,791,682.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Savoy Hotel TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): 9th & Central Corporation
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/18/1999

Plan Description:

Restoration and renovation of the historic Savoy Hotel. Provide surface parking and, pending future approval, build a new 200-room hotel with structured parking.

Plan/Project Status: Starting Up

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 93 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Savoy Hotel TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$59,880.66 As of: 4/30/2009

Total received since inception: \$33,762.75 Amount on Hand: \$31,398.51

Total received since inception: \$37,331.96 Amount on Hand: \$28,482.15

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$6,270,574.00 |
|-----------------------------------------------|----------------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,270,574.00

Anticipated TOTAL Project Costs: \$15,489,679.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

Searcy Creek TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): City of Kansas City, Missouri

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 3/11/1993

Plan Description:

Construction of a sanitary sewer trunk line.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City
Searcy Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,398,342.04 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$2,013,260.61 Amount on Hand: \$1,321,586.94

Economic Activity Taxes:

Total received since inception: \$80,711.75 Amount on Hand: \$76,755.10

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|--------------|
| Public Infrastructure/Site Development Costs: | \$350,000.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$46,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$396,000.00

Anticipated TOTAL Project Costs: \$1,146,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

Kansas City
Shoal Creek (Hunt Midwest) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Hunt Midwest
Senate District: 17
House District: 34, 35
Original Date Plan/Project Approved: 11/10/1994
Plan Description:

Construction for residential and commercial uses, infrastructure improvements including construction of portions of Shoal Creek Pkwy, N. Flintlock Rd, N. Brighton Rd, NE 72nd St, Maplewoods Pkwy and NE 76th St.

Plan/Project Status: Fully Operational
Area Type: Economic Development
But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development in the area.

| | | | |
|---------------------------------|-----|------------------------|-----|
| Number of New Jobs: | | | |
| Projected: | 450 | Actual to Date: | 500 |
| Number of Retained Jobs: | | | |
| Projected: | 0 | Actual to Date: | 0 |

Kansas City
Shoal Creek (Hunt Midwest) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,811,154.67 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$50,608,433.54 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$37,754,454.77 Amount on Hand: \$8,811,154.67

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|------------------|
| Public Infrastructure/Site Development Costs: | \$130,388,310.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$330,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$130,718,310.00

Anticipated TOTAL Project Costs: \$186,246,912.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Kansas City

Southtown Urban Life Development TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Citadel Plz, LLC c/o CDC of KC
Senate District: 9, 10
House District: 43

Original Date Plan/Project Approved: 9/24/2008

Plan Description:

The Plan proposes a new village center of 307,324sf of grocery-anchored retail including specialty shops, restaurants, 1200 parking spaces, 35,000sf office space, new infrastructure, streetscape and all necessary utilities and appurtenances.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass/y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 625 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City
Southtown Urban Life Development TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$12,184,048.00 |
| Property Acquisition and Relocation Costs: | \$14,841,570.00 |
| Project Implementation Costs: | \$8,784,540.00 |
| Other: | \$6,766,169.00 |
| Other: | \$1,185,912.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$43,762,239.00

Anticipated TOTAL Project Costs: \$90,502,551.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

Southtown/31st & Baltimore (Project 1) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): TIF Commission of Kansas City
Senate District: 9, 10
House District: 37, 43

Original Date Plan/Project Approved: 12/19/1994

Plan Description:

Improve the identity, amenities and security of the Main Street corridor in several aspects including improvement to public parks and the Liberty Memorial area.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Not specified in report

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|------|
| Projected: | 0 | Actual to Date: | 1624 |
|-------------------|---|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Southtown/31st & Baltimore (Project 1) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$97,475.46 As of: 4/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$2,750,046.67 Amount on Hand: \$41,106.09

Economic Activity Taxes:

 Total received since inception: \$56,487.92 Amount on Hand: \$56,369.37

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

Southtown/31st & Baltimore (Project G) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Citadel Plz, LLC c/o CDC of KC

Senate District: 9, 10

House District: 37, 43

Original Date Plan/Project Approved: 12/19/1994

Plan Description:

Creation of a mixed-use shopping village with highway accessibility and community access. Includes 250,000sf retail, grocery, bank branch, restaurants; 300 residential units and 900 parking spaces.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required parcel assembly and/or relocations costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Southtown/31st & Baltimore (Project G) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,141.26 As of: 4/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$84,624.59 Amount on Hand: \$1,141.26

Economic Activity Taxes:

 Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$27,600,000.00
 Property Acquisition and Relocation Costs: \$9,769,700.00
 Project Implementation Costs: \$18,952,169.00
 Other: \$6,564,499.00
 Other: \$4,626,759.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$67,513,127.00

Anticipated TOTAL Project Costs: \$75,661,475.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Southtown/31st & Baltimore TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): HCA

Senate District: 9, 10

House District: 37, 43

Original Date Plan/Project Approved: 12/19/1994

Plan Description:

Rehabilitation and new construction of commercial, residential and institutional structures.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 476 | Actual to Date: | 405 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-------|------------------------|-------|
| Projected: | 10178 | Actual to Date: | 10178 |
|-------------------|-------|------------------------|-------|

Kansas City

Southtown/31st & Baltimore TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,633,380.29 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$15,884,530.44 Amount on Hand: \$1,324,022.42

Economic Activity Taxes:

Total received since inception: \$3,765,056.31 Amount on Hand: \$309,357.87

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$20,156,631.00

Property Acquisition and Relocation Costs: \$10,378,346.00

Project Implementation Costs: \$13,685,382.00

Other: \$9,775,573.00

Other: \$14,387,989.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$68,383,921.00

Anticipated TOTAL Project Costs: \$128,810,114.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

Kansas City

Summit-Output Technologies (Projects 1, 2, 21, 26)

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Output Technologies, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 8/31/1995

Plan Description:

Creation of a technology campus through adaptive reuse of existing structures and construction of new office/warehouse and light industrial structures, parking, landscape improvements.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 314 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Summit-Output Technologies (Projects 1, 2, 21, 26)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.01 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$741,407.98 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,481,567.12 Amount on Hand: \$0.01

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,360,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$429,060.00

Other: \$775,000.00

Other: \$342,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,906,060.00

Anticipated TOTAL Project Costs: \$6,276,052.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Kansas City

Summit-Pershing Building (Project 8) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Pershing Building, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 8/10/2000

Plan Description:

The plan provides for the rehabilitation and adaptive reuse of the Pershing Building as commercial office and retail space.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 255 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Summit-Pershing Building (Project 8) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1.28 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$696,965.70 Amount on Hand: \$1.28

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,952,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,915,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,867,500.00

Anticipated TOTAL Project Costs: \$13,640,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Three Trails TIF Plan (Amended & Restated)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): 2 Trails Redevelopment, LLC
Senate District: 9
House District: 44

Original Date Plan/Project Approved: 2/7/2002

Plan Description:

Demolition of the Bannister Mall, Benjamin Plaza Shopping Center and Benjamin Ranch property and construct in three phases a mixed-use destination office, retail, lodging and entertainment complex, featuring an 18,500-seat stadium for the KC Wizards.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Three Trails TIF Plan (Amended & Restated)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,643.99 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$12,650.12 Amount on Hand: \$12,643.99

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$95,869,654.00

Property Acquisition and Relocation Costs: \$44,751,766.00

Project Implementation Costs: \$1,250,000.00

Other: \$44,273,156.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$186,144,576.00

Anticipated TOTAL Project Costs: \$949,355,059.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

Tower Properties, Project A TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): CB Building Corporation

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 11/27/1995

Plan Description:

Construction of a 330-space parking garage at 9th and Walnut streets in downtown Kansas City.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 2 |
|-------------------|---|------------------------|---|

Kansas City

Tower Properties, Project A TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,241.21 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$524,206.54 Amount on Hand: \$631.64

Economic Activity Taxes:

Total received since inception: \$14,417.30 Amount on Hand: \$1,609.57

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,640,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,640,000.00

Anticipated TOTAL Project Costs: \$2,640,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

Tower Properties, Project B TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Tower Properties

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 11/27/1995

Plan Description:

Construction of 1 million square feet of office space, rehabilitation of the former Federal Building at 909 Walnut Street and construction of 2000 structured parking spaces.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 135 | Actual to Date: | 70 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 2 |
|-------------------|---|------------------------|---|

Kansas City

Tower Properties, Project B TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$51,174.06 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$392,859.37 Amount on Hand: \$34,458.68

Economic Activity Taxes:

Total received since inception: \$44,355.74 Amount on Hand: \$16,715.38

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,836,930.50

Property Acquisition and Relocation Costs: \$325,000.00

Project Implementation Costs: \$0.00

Other: \$576,301.00

Other: \$266,980.50

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,180,212.00

Anticipated TOTAL Project Costs: \$8,180,212.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Tower Properties, Project H TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 909 E. Walnut, LLC c/o SIMBOL Commercial

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 11/27/1995

Plan Description:

Construction of 1 million square feet office space, construction of 2750 structured parking spaces in the 34-story Fidelity National Bank Building at 909 E. Walnut and the 9-story building located at 927 E. Walnut.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 135 | Actual to Date: | 25 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City
Tower Properties, Project H TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,519.45 As of: 4/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$89,613.23 Amount on Hand: \$3,519.45

Economic Activity Taxes:

 Total received since inception: \$105,228.88 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$7,586,110.00
 Property Acquisition and Relocation Costs: \$1,000,000.00
 Project Implementation Costs: \$0.00
 Other: \$635,893.00
 Other: \$6,710,000.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,932,000.00

Anticipated TOTAL Project Costs: \$67,519.46

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Union Hill TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Union Hill Development Company
Senate District: 10
House District: 37, 38

Original Date Plan/Project Approved: 12/18/1997

Plan Description:

In conjunction with the Union Hill Neighborhood Ch. 353 designation, the Plan supplements acquisition and blight removal activities, infrastructure improvements, a residential and commercial grant/loan program and community center improvements.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 30 | Actual to Date: | 10 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City
Union Hill TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$147,684.86 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,128,871.55 Amount on Hand: \$104,948.21

Economic Activity Taxes:

Total received since inception: \$1,080,932.44 Amount on Hand: \$42,736.65

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$3,250,000.00 |
| Property Acquisition and Relocation Costs: | \$4,826,423.00 |
| Project Implementation Costs: | \$545,000.00 |
| Other: | \$1,035,661.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$9,657,084.00

Anticipated TOTAL Project Costs: \$96,308,761.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Union Hill-KCPT (Projects C1, C2, C3 & D) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): KCPT

Senate District: 10

House District: 37, 38

Original Date Plan/Project Approved: 10/26/2000

Plan Description:

Demolition of four buildings adjacent to the KCPT offices and studios building, and renovation of a fifth building for expansion of the television station facility as it introduces digital technology to its signal.

Plan/Project Status: Not specified

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 95 |
|-------------------|---|------------------------|----|

Kansas City

Union Hill-KCPT (Projects C1, C2, C3 & D) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|--------------|
| Public Infrastructure/Site Development Costs: | \$509,949.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$509,949.00

Anticipated TOTAL Project Costs: \$15,500,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

Kansas City

Universal Floodwater TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Universal Land Redevelopment
Senate District: 10
House District: 40

Original Date Plan/Project Approved: 4/18/1991

Plan Description:

Development of between 2.8 to 3.3 million square feet of commercial and industrial development which new tax revenues will reimburse costs of flood control and storm water detention and remediation, street improvements and storm sewers in the area.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|-----|
| Projected: | 6000 | Actual to Date: | 515 |
|-------------------|------|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City
Universal Floodwater TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$449,944.29 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$10,604,644.87 Amount on Hand: \$449,944.29

Economic Activity Taxes:

Total received since inception: \$2,972,379.11 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$16,037,152.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$150,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$16,187,152.00

Anticipated TOTAL Project Costs: \$137,328,152.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Uptown Theater TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): UGA, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 6/11/1994

Plan Description:

Revitalization of a key section of the Broadway corridor essentially encompassing Broadway Blvd from 37th Street to 40th Street. The Plan promotes redevelopment anchored by the restoration of the Uptown Theater and surrounding Valentine retail area.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 807 | Actual to Date: | 377 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 92 |
|-------------------|---|------------------------|----|

Kansas City
Uptown Theater TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$777.95 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$58,850.96 Amount on Hand: \$777.95

Economic Activity Taxes:

Total received since inception: \$942,801.02 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$29,393,910.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$29,393,910.00

Anticipated TOTAL Project Costs: \$107,760,616.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

W 17th Street TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Walnut Creek Ranch, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 8/7/2008

Plan Description:

Creation of six Project Areas in the TIF district to conduct a comprehensive preservation and rehabilitation program to eliminate the blighting conditions currently burdening the Redevelopment Area.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 130 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 60 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

W 17th Street TIF Plan

Current anticipated estimated number of years to retirement: 23

Kansas City

Walnut Creek TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Walnut Creek Apartment Associates
Senate District: 17
House District: 31

Original Date Plan/Project Approved: 11/23/1988

Plan Description:

New construction of 350 apartment units and amenities with intersection improvements at NE 42nd and N. Holmes, extension of Parvin Road and NE Tracy and installation of water and sanitary sewer improvements.

Plan/Project Status: Fully Operational

Area Type: Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 5 |
|-------------------|---|------------------------|---|

Kansas City

Walnut Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$214,317.14 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$3,171,500.79 Amount on Hand: \$214,317.14

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,773,826.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$129,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,902,828.00

Anticipated TOTAL Project Costs: \$17,632,002.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

Kansas City

West Edge (Projects 1 & 2) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Trilogy, Inc.

Senate District: 10

House District: 39, 44

Original Date Plan/Project Approved: 4/17/2003

Plan Description:

Project improvements will consist of the addition of a high quality mixed-use redevelopment that is consistent in design and scope with the existing Country Club Plaza area landscape.

Plan/Project Status: Starting Up

Area Type: Conservation

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|---|
| Projected: | 1035 | Actual to Date: | 0 |
|-------------------|------|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City
West Edge (Projects 1 & 2) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$17,099.55 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$42,659.62 Amount on Hand: \$17,099.55

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$17,900,000.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$1,498,358.00 |
| Other: | \$603,006.00 |
| Other: | \$849,725.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$20,851,089.00

Anticipated TOTAL Project Costs: \$76,602,621.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Winchester Ventures TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Winchester Ventures II
Senate District: 9
House District: 42, 50

Original Date Plan/Project Approved: 12/19/1991

Plan Description:

Development of a business campus which can better compete with similar developments in outlying suburbs, especially in the state of Kansas, and provide some basic infrastructure improvements to a nearby older residential neighborhood.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|------|
| Projected: | 683 | Actual to Date: | 2372 |
|-------------------|-----|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City

Winchester Ventures TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,745,368.51 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$9,452,103.94 Amount on Hand: \$2,143,993.48

Economic Activity Taxes:

Total received since inception: \$5,927,477.57 Amount on Hand: \$2,601,375.03

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,143,440.00

Property Acquisition and Relocation Costs: \$741,000.00

Project Implementation Costs: \$1,079,000.00

Other: \$195,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,158,440.00

Anticipated TOTAL Project Costs: \$135,158,440.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

Kansas City

Winchester-KMBC (Project 3) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Hearst-Argyle Stations, Inc.

Senate District: 9

House District: 49, 50

Original Date Plan/Project Approved: 12/19/1991

Plan Description:

Development of a business campus which can compete with those settings located in outlying suburban areas, especially in the state of Kansas and provide basic infrastructure improvements to an older residential neighborhood in the area.

Plan/Project Status: Fully Operational

Area Type: Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 152 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kansas City
Winchester-KMBC (Project 3) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$466.26 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$539,183.22 Amount on Hand: \$466.26

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$1,020,150.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$1,020,150.00

Anticipated TOTAL Project Costs: \$1,020,150.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Winchester-Visions (Project 13) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Visions Building Corporation
Senate District: 9
House District: 42, 50
Original Date Plan/Project Approved: 12/19/1991
Plan Description:

An extension of the Winchester Center TIF Plan, Project 13 calls for the construction of 1,133,600sf office space and 20,000sf retail space and acquisition of residential properties and the rehabilitation of an existing area residential neighborhood.

Plan/Project Status: Fully Operational
Area Type: Conservation
But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

| | | | |
|---------------------------------|---|------------------------|----|
| Number of New Jobs: | | | |
| Projected: | 0 | Actual to Date: | 0 |
| Number of Retained Jobs: | | | |
| Projected: | 0 | Actual to Date: | 75 |

Kansas City

Winchester-Visions (Project 13) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$87,238.45 As of: 4/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$523,871.75 Amount on Hand: \$47,668.14

Economic Activity Taxes:

Total received since inception: \$283,334.79 Amount on Hand: \$39,570.31

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$550,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$550,000.00

Anticipated TOTAL Project Costs: \$2,400,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Kearney

Methodist Church Redevelopment TIF Plan

Contact Agency: Kearney

Contact Phone: 816-628-4142

Developer(s): DEW, LLC

Senate District: 21

House District: 35

Original Date Plan/Project Approved: 8/21/2000

Plan Description:

Owners proposed to contribute \$325,000 in land acquisition costs and an additional \$1.3MM to rehab the historic Methodist Church building and construct 20,000sf retail & office space. TIF of up to \$310,000 used to finance storm water detention fac'y.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kearney

Methodist Church Redevelopment TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,287.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$181,680.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$114,521.00 Amount on Hand: \$3,287.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 2

Current anticipated estimated number of years to retirement: 3

Kearney

Northland Development Redevelopment Area

Contact Agency: Kearney

Contact Phone: 816-628-4142

Developer(s): Platte Clay Industrial Development Corp.

Senate District: 21

House District: 35

Original Date Plan/Project Approved: 9/5/1995

Plan Description:

Platte Clay Electric Cooperative headquarters/warehouse facility of 100,000sf, required water & sewer extensions. Highway 92 widening improvements and a new street construction in order to locate the HQ in Kearney.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Kearney

Northland Development Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$57,852.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,545,633.00 Amount on Hand: \$57,852.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kirksville

Kirksville Downtown Improvement TIF Plan

Contact Agency: Kirksville
Contact Phone: 660-627-1224
Developer(s): None
Senate District: 18
House District: 2

Original Date Plan/Project Approved: 12/27/1999

Plan Description:

Plan funds implementation of the Kirksville Downtown Development Plan, a mixed-use development including construction of new business buildings, façade improvements, demolition of dilapidated structures, infrastructure improvements, etc.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 30 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 90 | Actual to Date: | 90 |
|-------------------|----|------------------------|----|

Kirksville

Kirksville Downtown Improvement TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: (\$63,186.00) As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,010,352.00 Amount on Hand: (\$297,963.00)

Economic Activity Taxes:

Total received since inception: \$316,177.00 Amount on Hand: \$234,777.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$15,052,479.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kirkwood

Pioneer Place

Contact Agency: Kirkwood

Contact Phone: 314-822-5834

Developer(s): Novus Development Company

Senate District: 15

House District: 94

Original Date Plan/Project Approved: 12/12/1995

Plan Description:

Redevelopment of a 7-acre site in downtown formerly the location of a MO-DOT building and five add'l parcels. New construction of commercial retail and office complex of five buildings; includes 2 office buildings, a day care center and retail shops.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 257 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 132 |
|-------------------|---|------------------------|-----|

Kirkwood

Pioneer Place

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$52,559.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$3,370,597.00 Amount on Hand: \$39,419.00

Economic Activity Taxes:

Total received since inception: \$673,841.00 Amount on Hand: \$13,140.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$781,500.00

Property Acquisition and Relocation Costs: \$1,738,500.00

Project Implementation Costs: \$0.00

Other: \$60,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,580,000.00

Anticipated TOTAL Project Costs: \$2,580,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 13

Lake Ozark

Horseshoe Bend Interior District TIF Plan

Contact Agency: Lake Ozark

Contact Phone: 573-365-5378

Developer(s): Horseshoe Bend Development Group, LLC

Senate District: 33

House District: 155

Original Date Plan/Project Approved: 7/13/2006

Plan Description:

Land clearance of forested areas and other site prep with new construction of approximately 2,900,000sf for various commercial uses, 1200 units of medium density housing and 850 units of high density housing with all necessary infrastructure.

Plan/Project Status: Starting Up

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|---|
| Projected: | 2780 | Actual to Date: | 0 |
|-------------------|------|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Lake Ozark

Horseshoe Bend Interior District TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/16/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$49,202,885.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,340,650.00

Other: \$76,270,020.00

Other: \$43,796,609.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$172,610,164.00

Anticipated TOTAL Project Costs: \$857,867,672.00

Financing Method: Pay-as-you-go, TIF Bond, Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lake Ozark

RIS Incorporated The Shoppes at Eagle's Landing

Contact Agency: Lake Ozark

Contact Phone: 573-365-5378

Developer(s): RIS Incorporated

Senate District: 33

House District: 155

Original Date Plan/Project Approved: 4/24/2007

Plan Description:

Four separate Redevelopment Projects totaling 935459sf retail construction, a 150-room hotel and 400 residential units.

Plan/Project Status: Under Construction

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 600 | Actual to Date: | 60 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

RIS Incorporated The Shoppes at Eagle's Landing

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/16/2009

| | | | |
|---------------------------------|--------|-----------------|--------|
| Total received since inception: | \$0.00 | Amount on Hand: | \$0.00 |
|---------------------------------|--------|-----------------|--------|

| | | | |
|---------------------------------|--------|-----------------|--------|
| Total received since inception: | \$0.00 | Amount on Hand: | \$0.00 |
|---------------------------------|--------|-----------------|--------|

| | |
|-----------------------------------------------|-------------|
| Public Infrastructure/Site Development Costs: | \$51,450.00 |
|-----------------------------------------------|-------------|

| | |
|--------------------------------------------|--------------|
| Property Acquisition and Relocation Costs: | \$500,000.00 |
|--------------------------------------------|--------------|

| | |
|-------------------------------|----------------|
| Project Implementation Costs: | \$7,970,000.00 |
|-------------------------------|----------------|

| | |
|--------|----------------|
| Other: | \$6,133,640.00 |
|--------|----------------|

Other: \$2,250,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$72,803,640.00

Anticipated TOTAL Project Costs: \$248,472,068.00

Financing Method: Pay-as-you-go, TIF Bond, Other Bond

Original estimated number of years to retirement: 28

Current anticipated estimated number of years to retirement: 28

Lake Ozark

The Briscoe's Ozark Development Group TIF Plan

Contact Agency: Lake Ozark

Contact Phone: 573-365-5378

Developer(s): The Briscoe's Ozark Development Group, LLC

Senate District: 33

House District: 155

Original Date Plan/Project Approved: 1/22/2008

Plan Description:

Development of 88 acres in three Project Areas to include 77000sf general commercial, office, institutional and retail, an additional 297414sf commercial and an additional 322100sf parking and related necessary supporting infrastructure.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|---|
| Projected: | 1916 | Actual to Date: | 0 |
|-------------------|------|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Lake Ozark

The Briscoe's Ozark Development Group TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/16/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,850,534.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$6,057,171.00

Other: \$688,725.00

Other: \$4,863,322.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,459.00

Anticipated TOTAL Project Costs: \$140,268,862.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

21

Current anticipated estimated number of years to retirement:

Lamar

Lamar TIF Redevelopment Plan

Contact Agency: Lamar

Contact Phone: 417-682-5554

Developer(s): 1900 Gulf Street Partners, LLC

Senate District: 28

House District: 126

Original Date Plan/Project Approved: 11/7/2007

Plan Description:

Remediation of blight conditions and renovate/construct approximately 2,368,000sf industrial space in five development phases.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 475 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Lamar TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/25/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00
Property Acquisition and Relocation Costs: \$5,000,000.00
Project Implementation Costs: \$66,088,953.00
Other: \$0.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$71,088,953.00

Anticipated TOTAL Project Costs: \$71,088,953.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Chapel Ridge TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Atcheson & Haas, LLC

Senate District: 8

House District: 52 & 55

Original Date Plan/Project Approved: 12/7/2000

Plan Description:

New construction of retail, office, lodging, single family homes and multi-family housing in two phases, with Phase 1 nearly complete as of the report date.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|-----|
| Projected: | 2599 | Actual to Date: | 744 |
|-------------------|------|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Lee's Summit

Chapel Ridge TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$9,752,459.37 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,746,071.19 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$32,140,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,274,160.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$34,414,160.00

Anticipated TOTAL Project Costs: \$101,846,800.00

Financing Method: Pay-as-you-go, Other Bond, Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Lee's Summit

East US Highway 50 Corridor TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): City initiated TIF district for development

Senate District: 8

House District:

Original Date Plan/Project Approved: 12/13/2007

Plan Description:

About 159 acres in four Project Areas to include medical offices, mixed-use development, retail and office spaces.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Lee's Summit

East US Highway 50 Corridor TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,104,240.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$45,369,233.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$45,369,233.00

Anticipated TOTAL Project Costs: \$250,000,000.00

Financing Method: Pay-as-you-go, TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Hartley Block TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Hartley's Appliance & Furniture, Inc.

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 8/17/2006

Plan Description:

Redevelopment of a former two story hardware store and Hartley's Furniture store. When completed, the development will be a mixed-use retail with 18 residential units and a 17,000sf parking structure.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 36 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Lee's Summit

Hartley Block TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,559.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$2,813.84 Amount on Hand: \$1,559.49

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,980,360.00

Property Acquisition and Relocation Costs: \$310,000.00

Project Implementation Costs: \$253,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,543,860.00

Anticipated TOTAL Project Costs: \$7,653,984.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Lee's Summit

I-470 & 350 Highway TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): RED Capital Holdings of Lee's Summit

Senate District: 47

House District:

Original Date Plan/Project Approved: 4/4/2000

Plan Description:

Construction of a regional shopping center of approximately 700,000sf.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|------|
| Projected: | 0 | Actual to Date: | 1530 |
|-------------------|---|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Lee's Summit

I-470 & 350 Highway TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$30,672.59 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$10,673,419.12 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$23,181,092.31 Amount on Hand: \$30,672.59

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$45,582,575.00

Property Acquisition and Relocation Costs: \$3,449,333.00

Project Implementation Costs: \$2,621,630.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$51,653,538.00

Anticipated TOTAL Project Costs: \$141,744,227.00

Financing Method: Pay-as-you-go, TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Lee's Summit

I-470 Business & Technology TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816-969-1105
Developer(s): LBC Development Corporation
Senate District: 8
House District: 56

Original Date Plan/Project Approved: 7/27/2006

Plan Description:

Development of over 975,000sf office and warehouse space, 29,700sf general retail, 25,000sf restaurant and a 42,250 retail strip center. Plan also provides for site improvements to facilitate storm water runoff, wetland mitigation and public roads.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 102 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Lee's Summit

I-470 Business & Technology TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$248,539.76 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$243,512.53 Amount on Hand: \$243,512.53

Economic Activity Taxes:

Total received since inception: \$4,402.32 Amount on Hand: \$4,402.32

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,912,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$160,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,072,000.00

Anticipated TOTAL Project Costs: \$70,872,183.00

Financing Method: Pay-as-you-go, Other Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Lee's Summit

New Longview TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Gale Communities, Inc.

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 3/21/2002

Plan Description:

The Plan calls for the renovation of 13 historic building structures as well as the construction of 220,000sf retail and 176,000sf office space.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 66 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Lee's Summit

New Longview TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,160.64 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$369,462.02 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$83,496.43 Amount on Hand: \$6,160.64

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,542,227.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,846,756.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,388,983.00

Anticipated TOTAL Project Costs: \$200,665,294.00

Financing Method: Pay-as-you-go, TIF Bond, Other Bond & Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Northeast TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816-969-1105
Developer(s): LeMone/Smith Development Company
Senate District: 8
House District: 52 & 55
Original Date Plan/Project Approved: 12/22/1988
Plan Description:

The Project was constructed to serve the Lakewood Business Center on I-470 to facilitate development of the area by eliminating direct up-front infrastructure costs for companies locating in the district and to build the Strother Rd interchange.

Plan/Project Status: Fully Operational
Area Type: Economic Development
But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development in the area.

| | | | |
|---------------------------------|---|------------------------|-----|
| Number of New Jobs: | | | |
| Projected: | 0 | Actual to Date: | 380 |
| Number of Retained Jobs: | | | |
| Projected: | 0 | Actual to Date: | 0 |

Lee's Summit

Northeast TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,864.26 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$10,362,501.00 Amount on Hand: \$6,864.26

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,782,324.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$32,140,000.00

Other: \$40.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,782,324.00

Anticipated TOTAL Project Costs: \$33,922,324.00

Financing Method: Pay-as-you-go, TIF Bond, Other Bond & Other

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 0

Lee's Summit

Ritter Plaza TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Ritter Plaza, LLC

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 11/15/2007

Plan Description:

Construction of a 41,000sf retail development, consisting of a tract of land of 7.2 acres. Also, necessary infrastructure improvements consisting of drainage modification, traffic signal and road improvements at M-291 & Swann Road.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Lee's Summit

Ritter Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,899,650.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$434,102.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,333,752.00

Anticipated TOTAL Project Costs: \$13,319,998.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Summit Fair TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816-969-1105
Developer(s): RED Development
Senate District: 8
House District: 56

Original Date Plan/Project Approved: 8/24/2006

Plan Description:

Construction of a 497,000sf 'upscale' shopping center, realignment of Blue Parkway, improvements to Chipman Road and related infrastructure improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Lee's Summit

Summit Fair TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$13,853.25 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,596,248.00

Property Acquisition and Relocation Costs: \$10,243,279.00

Project Implementation Costs: \$2,082,149.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,871,676.00

Anticipated TOTAL Project Costs: \$144,436,904.00

Financing Method: Pay-as-you-go, TIF Bond, Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Liberty

Blue Jay Crossing TIF District

Contact Agency: Liberty
Contact Phone: 816-439-4532
Developer(s): STAR Development
Senate District: 17
House District: 34

Original Date Plan/Project Approved: 10/27/2008

Plan Description:

An amendment to the Liberty Triangle TIF Plan as funds are maintained separately, Blue Jay Crossing TIF provides for construction of a mixed use retail and commercial center and infrastructure improvements to support development.

Plan/Project Status: Under Construction

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 200 | Actual to Date: | 20 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Liberty

Blue Jay Crossing TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,036,395.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$343,348.00

Other: \$1,026,154.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,405,896.00

Anticipated TOTAL Project Costs: \$15,407,259.00

Financing Method: TIF Bond; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Liberty

Liberty Triangle TIF Project

Contact Agency: Liberty

Contact Phone: 816-439-4532

Developer(s): LTD Enterprises

Senate District: 17

House District: 34

Original Date Plan/Project Approved:

12/19/2002

Plan Description:

Redevelopment of underutilized land into retail and mixed-use with necessary improvements to infrastructure including stormwater, street and utility enhancements to support development.

Plan/Project Status: Under Construction

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 450

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Liberty
Liberty Triangle TIF Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,190,930.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$923,780.00 Amount on Hand: \$923,780.00

Economic Activity Taxes:

Total received since inception: \$2,267,150.00 Amount on Hand: \$2,267,150.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$8,951,478.00 |
| Property Acquisition and Relocation Costs: | \$5,798,641.00 |
| Project Implementation Costs: | \$1,648,000.00 |
| Other: | \$100,000.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$16,498,119.00

Anticipated TOTAL Project Costs: \$95,584,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Liberty

Rogers Plaza TIF District

Contact Agency: Liberty
Contact Phone: 816-439-4532
Developer(s): Rogers Sporting Goods Stores
Senate District: 17
House District: 34

Original Date Plan/Project Approved: 12/11/2006

Plan Description:

Development of vacant land into a retail commercial shopping center to include approximately 99,500sf retail, 15,000sf warehouse and 22,500sf hotel space in two phases.

Plan/Project Status: Under Construction

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 199 | Actual to Date: | 64 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 30 |
|-------------------|---|------------------------|----|

Liberty

Rogers Plaza TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$17,761.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$17,761.00 Amount on Hand: \$17,761.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,638,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$593,000.00

Other: \$2,130,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,361,000.00

Anticipated TOTAL Project Costs: \$32,032,902.00

Financing Method: TIF Bond; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Liberty

Whitehall Station TIF District Redevelopment Plan

Contact Agency: Liberty

Contact Phone: 816-439-4532

Developer(s): Whitehall Station, LLC

Senate District: 17

House District: 34

Original Date Plan/Project Approved:

7/9/2007

Plan Description:

Development of mostly vacant land into retail and mixed uses including shops and junior anchor stores, theater, hotel and other small pad sites.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 740

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Whitehall Station TIF District Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 8/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$29,299,124.00 |
| Property Acquisition and Relocation Costs: | \$5,943,182.00 |
| Project Implementation Costs: | \$5,345,121.00 |
| Other: | \$11,727,533.00 |
| Other: | \$18,182,650.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$70,497,610.00

Anticipated TOTAL Project Costs: \$234,663,460.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Madison County

Highway 67/72 TIF District

Contact Agency: Madison County

Contact Phone: 573-783-2176

Developer(s): None

Senate District: 27

House District: 156

Original Date Plan/Project Approved: 12/26/2001

Plan Description:

Construction of infrastructure to support a business park development of the city of Fredericktown including relocation of the office and warehouse facilities of an electric coop. Involved relocation of MO-72 to improve traffic flow.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 500 | Actual to Date: | 360 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Manchester

Highway 141 / Manchester Road Redevelopment Area

Contact Agency: Manchester

Contact Phone: 636-227-1385

Developer(s): Pace Properties, Inc.

Senate District: 15

House District: 92

Original Date Plan/Project Approved: 11/21/2005

Plan Description:

Clearance of low-density, under-used properties to redevelop for a large scale retail project known as Manchester Highlands. Project will add about 500,000sf retail space to the corridor with Costco and Wal-Mart as anchors.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 724 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Manchester

Highway 141 / Manchester Road Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$443,680.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$443,680.00 Amount on Hand: \$443,680.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$10,500,000.00 |
| Property Acquisition and Relocation Costs: | \$23,500,000.00 |
| Project Implementation Costs: | \$3,500,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$37,500,000.00

Anticipated TOTAL Project Costs: \$133,075,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

Maplewood

Cambridge Commons

Contact Agency: Maplewood
Contact Phone: 314-646-3603
Developer(s): Dennis Norman
Senate District: 24
House District: 73

Original Date Plan/Project Approved: 3/8/2005

Plan Description:

A \$5.3 million redevelopment of the vacant Bruce School Building involving demolition of the school building and development of 20 townhouses, each having three bedrooms and 2.5 baths with a 2-car garage.

Plan/Project Status: Fully Operational

Area Type: Not specified in report

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Maplewood

Cambridge Commons

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Maplewood

Deer Creek Redevelopment Project

Contact Agency: Maplewood

Contact Phone: 314-646-3603

Developer(s): Summit Development

Senate District: 24

House District: 73

Original Date Plan/Project Approved: 2/9/1990

Plan Description:

Development of a large in-line office and retail center in formerly flood-prone industrial, salvage yards and dumping ground acreage.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 55 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Maplewood

Deer Creek Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$887,450.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$2,161,154.00 Amount on Hand: \$887,450.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$772,500.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,872,500.00

Anticipated TOTAL Project Costs: \$1,872,500.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Maplewood

Hanley Road/South of Folk Avenue Redev. Area

Contact Agency: Maplewood
Contact Phone: 314-646-3603
Developer(s): THF
Senate District: 24
House District: 73

Original Date Plan/Project Approved: 11/25/2003

Plan Description:

Demolition of existing site improvements and construction of a new big box retail store with 3-4 outparcels for family dining. Tenants are Lowe's Home Improvement, Applebee's, Olive Garden and Red Lobster restaurants.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Maplewood

Hanley Road/South of Folk Avenue Redev. Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,474,479.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,855,535.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,500,000.00

Anticipated TOTAL Project Costs: \$9,500,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Maplewood

Maplewood Square

Contact Agency: Maplewood
Contact Phone: 314-646-3603
Developer(s): Koman Properties, Inc.
Senate District: 24
House District: 73

Original Date Plan/Project Approved: 4/23/1997

Plan Description:

Demolition of a structurally unsound municipal parking garage adjoining a vacant K-Mart store and a strip of street-level shops that was never fully occupied to clear space for construction of a new Shop 'n Save Grocery Supermarket.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 50 | Actual to Date: | 67 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Maplewood

Maplewood Square

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$69,750.55 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,030,426.00 Amount on Hand: \$69,750.55

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,800,000.00

Property Acquisition and Relocation Costs: \$2,550,000.00

Project Implementation Costs: \$520,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,870,000.00

Anticipated TOTAL Project Costs: \$4,870,000.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Maplewood

South Big Bend TIF Redevelopment Project

Contact Agency: Maplewood
Contact Phone: 314-646-3603
Developer(s): Sunquad Corporation
Senate District: 24
House District: 73

Original Date Plan/Project Approved: 10/22/1991

Plan Description:

Redevelopment of the former Bristol Steel Plant, Sunoco Industries Plant, Essex Industries, Lowell Mfg, an old quarry site and the abandoned Terminal Railroad into an office park. Project involved removal of dioxin ground contamination.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|------|
| Projected: | 1500 | Actual to Date: | 1000 |
|-------------------|------|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

South Big Bend TIF Redevelopment Project

Current Amount of Revenue in Special Allocation Fund: \$3,536.21 As of: 6/30/2009

Total received since inception: \$4,004,075.21 Amount on Hand: \$3,536.21

Total received since inception: \$0.00 Amount on Hand: \$0.00

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$4,014,390.00 |
|-----------------------------------------------|----------------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$710,610.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,725,000.00

Anticipated TOTAL Project Costs: \$4,725,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Maryland Heights

East Dorsett Redevelopment District

Contact Agency: Maryland Heights

Contact Phone: 314-738-2203

Developer(s):

Senate District: 27

House District: 79

Original Date Plan/Project Approved: 9/18/2003

Plan Description:

The project will provide for investment in infrastructure, redevelopment, elimination of blight and conservation.

Plan/Project Status: Starting Up

Area Type: Blight, Conservation & Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Maryland Heights

East Dorsett Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: (\$142,071.00) As of: 12/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$520,971.00 Amount on Hand: (\$142,071.00)

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,000,000.00

Property Acquisition and Relocation Costs: \$18,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,500,000.00

Anticipated TOTAL Project Costs: \$29,500,000.00

Financing Method: Pay-as-you-go, TIF Notes, TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Maryland Heights

Page Ave/I-270 Redevelopment Area

Contact Agency: Maryland Heights

Contact Phone: 314-738-2203

Developer(s):

Senate District: 27

House District: 79

Original Date Plan/Project Approved: 8/7/1997

Plan Description:

The project will provide for investment in infrastructure, redevelopment, elimination of blight and conservation.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Maryland Heights

Page Ave/I-270 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$127,515.00 As of: 12/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$234,214.00 Amount on Hand: \$127,515.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,300,000.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$1,200,000.00

Other: \$1,600,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,100,000.00

Anticipated TOTAL Project Costs: \$15,100,000.00

Financing Method: TIF Notes, TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Maryland Heights

South Heights Redevelopment Area

Contact Agency: Maryland Heights

Contact Phone: 314-738-2203

Developer(s): Duke Realty Corp.

Senate District: 24

House District: 79

Original Date Plan/Project Approved: 9/21/1995

Plan Description:

The plan is to develop this 100+ acre site with a combination of light industrial, commercial and retail uses that would encompass approximately 1 million sf of new development.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|-----|
| Projected: | 1000 | Actual to Date: | 729 |
|-------------------|------|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Maryland Heights

South Heights Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$7,351,775.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,745,857.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,000,000.00

Property Acquisition and Relocation Costs: \$16,100,000.00

Project Implementation Costs: \$3,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$31,100,000.00

Anticipated TOTAL Project Costs: \$139,500,000.00

Financing Method: TIF Notes, TIF Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 23

Maryville

LMP Steel & Wire Expansion

Contact Agency: Maryville

Contact Phone: 660-562-8001

Developer(s): Nucor-LMP

Senate District: 12

House District: 4

Original Date Plan/Project Approved: 4/14/2004

Plan Description:

Construction of a manufacturing facility of approximately 40,000sf for LMP Steel & Wire Company of Hammond, IN.

Plan/Project Status: Fully Operational

Area Type: Blight; Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 40 | Actual to Date: | 40 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Maryville

LMP Steel & Wire Expansion

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$60,848.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$196,348.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$235,000.00

Other: \$40,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$471,348.00

Anticipated TOTAL Project Costs: \$1,666,348.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 9

Maryville

Maryville Town Center Redevelopment Area 1

Contact Agency: Maryville

Contact Phone: 660-562-8001

Developer(s): Maryville Partners, LLC

Senate District: 12

House District: 4

Original Date Plan/Project Approved: 2/28/2005

Plan Description:

Demolition of two existing large buildings and construction of one large anchor building of 48,000sf, a junior anchor space of 11,090sf, renovation of an existing retail strip facility of 7 store spaces, construction of a new 2800sf convenience store.

Plan/Project Status: Fully Operational

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Maryville

Maryville Town Center Redevelopment Area 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$67,216.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$101,387.00 Amount on Hand: \$35,417.00

Economic Activity Taxes:

Total received since inception: \$129,229.00 Amount on Hand: \$31,799.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$705,000.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$45,000.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,950,000.00

Anticipated TOTAL Project Costs: \$7,531,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Miller County

Osage National Project TIF # 1

Contact Agency: Miller County
Contact Phone: 573-369-1900
Developer(s): Parkside Enterprises, LLC
Senate District: 6
House District: 115

Original Date Plan/Project Approved: 10/8/1991

Plan Description:

Assist in the development of the Ozark National Golf Course and residential facilities at Lake of the Ozarks to enhance the tax base of the county.

Plan/Project Status: Fully Operational

Area Type: Blight; Economic Development

But for Determination:

The project required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 70 | Actual to Date: | 70 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 70 | Actual to Date: | 70 |
|-------------------|----|------------------------|----|

Miller County

Osage National Project TIF # 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 5

Miller County

Osage National Project TIF # 3

Contact Agency: Miller County

Contact Phone: 573-369-1900

Developer(s): Osage National Commercial Holdings, LLC

Senate District: 6

House District: 115

Original Date Plan/Project Approved: 8/25/2006

Plan Description:

Development of a retail center including hotel, theater and family dining.

Plan/Project Status: Starting Up

Area Type: Blight; Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 400 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Miller County

Osage National Project TIF # 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,942,817.00

Property Acquisition and Relocation Costs: \$4,434,000.00

Project Implementation Costs: \$0.00

Other: \$1,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs: \$12,376,817.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Miner

Miner Gateway Redevelopment Project

Contact Agency: Miner

Contact Phone: 573-471-8520

Developer(s): Drury Hotels

Senate District: 27

House District: 160

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Demolition of old, blighted hotel building and construction of a new Drury Hotel and complimentary commercial properties.

Plan/Project Status: Not Provided

Area Type: Not Provided

But for Determination:

Not provided

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Miner

Miner Gateway Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$56,038.85 As of: 9/1/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$56,038.85 Amount on Hand: \$56,038.85

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$900,000.00

Property Acquisition and Relocation Costs: \$950,000.00

Project Implementation Costs: \$200,000.00

Other: \$100,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs: \$15,050,000.00

Financing Method: TIF Notes; CID

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Moline Acres

St. Cyr Road Redevelopment Project

Contact Agency: Moline Acres

Contact Phone: 314-868-2433

Developer(s): St. Cyr Investment Company

Senate District: 13

House District: 69

Original Date Plan/Project Approved: 10/13/2003

Plan Description:

Construction of a Shop 'n Save Store with all pertinent infrastructure, parking, landscaping, etc.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 75 | Actual to Date: | 75 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Moline Acres

St. Cyr Road Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$94,797.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$284,234.00 Amount on Hand: \$200,754.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$800,000.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$0.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$9,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Monett

TIF 1 Redevelopment Area

Contact Agency: Monett

Contact Phone: 417-235-3495

Developer(s): None reported

Senate District: 29

House District: 131

Original Date Plan/Project Approved: 12/30/1996

Plan Description:

Several infrastructure improvements including widening and leveling of Bus Hwy 60 to remove hills & blind spots, and widening of U.S. Hwy 60 and installation of traffic signals, storm sewers and stormwater detention basins.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 355 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF 1 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,428,516.92 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$2,478,831.76 Amount on Hand: \$480,081.28

Economic Activity Taxes:

Total received since inception: \$4,231,267.78 Amount on Hand: \$948,435.64

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Monett

TIF 2 Redevelopment Area

Contact Agency: Monett

Contact Phone: 417-235-3495

Developer(s): None reported

Senate District: 29

House District: 131

Original Date Plan/Project Approved: 3/2/2005

Plan Description:

Improving, widening and installing traffic signals on US Hwy 60 for redevelopment Plan Area #1 and a Lowe's Home Improvement Store Development.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 110 | Actual to Date: | 80 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF 2 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$286,351.57 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$196,905.16 Amount on Hand: \$141,883.25

Economic Activity Taxes:

Total received since inception: \$844,628.24 Amount on Hand: \$144,468.32

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Moscow Mills

Highway 61 Redevelopment Area TIF Plan

Contact Agency: Moscow Mills

Contact Phone: 636-356-4220

Developer(s): Crossroads Center Moscow Mills, LLC

Senate District: 2

House District: 11

Original Date Plan/Project Approved: 9/8/2003

Plan Description:

Construction of infrastructure and road improvements throughout the redevelopment area to support up to 900,000sf commercial development.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|---|
| Projected: | 2540 | Actual to Date: | 0 |
|-------------------|------|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Moscow Mills

Highway 61 Redevelopment Area TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,800,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$23,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 22

Mound City

Mound City TIF District

Contact Agency: Mound City

Contact Phone: 660-442-3447

Developer(s): Various

Senate District: 12

House District: 4

Original Date Plan/Project Approved: 8/30/2002

Plan Description:

Installation of utilities and related infrastructure, commercial/retail buildings and associated improvements in the area as well as other costs associated with blight elimination.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 49 | Actual to Date: | 64 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 49 | Actual to Date: | 64 |
|-------------------|----|------------------------|----|

Mound City

Mound City TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$15,035.78 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$317,195.38 Amount on Hand: \$15,035.78

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,117.66

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$802.40

Other: \$16,471.35

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$822,989.01

Anticipated TOTAL Project Costs: \$1,136,102.20

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 16

Neosho

Neosho TIF District

Contact Agency: Neosho

Contact Phone: 417-451-8050

Developer(s): None

Senate District: 32

House District: 130

Original Date Plan/Project Approved: 7/6/1999

Plan Description:

TIF revenues will fund cost of infrastructure improvements to streets and utilities in the project areas and make the areas ready for development.

Plan/Project Status: Under Construction

Area Type: Blight, Conservation & Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 225 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Neosho

Neosho TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$515,862.81 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$792,209.68 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

New Florence

Boonslick Hwy Redevelopment Plan

Contact Agency: New Florence
Contact Phone: 573-835-2106
Developer(s): McDonald's Corporation
Senate District: 16
House District: 99

Original Date Plan/Project Approved: 11/7/1996

Plan Description:

Construction of a fast-food restaurant and C-store, with a motel, grocery store and department store as follow-on phases of the development.

Plan/Project Status: District Dissolved

Area Type: Blight & Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

New Florence

Boonslick Hwy Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 2/28/2009

Payments in Lieu of Taxes:

Total received since inception: \$284,726.21 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$437,804.66 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$621,273.00

Property Acquisition and Relocation Costs: \$300,000.00

Project Implementation Costs: \$253,727.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,175,000.00

Anticipated TOTAL Project Costs: \$1,175,000.00

Financing Method: Pay-as-you-go, TIF Notes

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 0

Normandy

Natural Bridge Road Redevelopment Area

Contact Agency: Normandy

Contact Phone: 314-333-3201

Developer(s):

Senate District: 14

House District: 71, 70

Original Date Plan/Project Approved: 2/7/2006

Plan Description:

The plan would eliminate or substantially reduce the presence of conditions that create economic liability in the community by stimulating redevelopment through private investment.

Plan/Project Status: Seeking Developer

Area Type: Blight, Conservation & Economic Development

But for Determination:

Unusual and extraordinary costs make projects of this type unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Normandy

Natural Bridge Road Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$15,809.26 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$55,339.13 Amount on Hand: \$15,809.26

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$41,000,000.00

Property Acquisition and Relocation Costs: \$7,000,000.00

Project Implementation Costs: \$3,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$51,000,000.00

Financing Method: Pay-as-you-go, TIF Notes, TIF Bond

Original estimated number of years to retirement:

23

Current anticipated estimated number of years to retirement:

North Kansas City

Northgate Village TIF Plan

Contact Agency: North Kansas City

Contact Phone: 816-412-7814

Developer(s): Hunt-Midwest Enterprises

Senate District: 17

House District: 31

Original Date Plan/Project Approved: 2/1/2000

Plan Description:

Replacement of 666 single-story 'garden style- apartments with a mixed-use redevelopment including 125 single-family homes, 94 town homes, 6-acre retail site, 120 senior apartments and 434 units of varied apartment styles covering 56 acres.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 25 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

North Kansas City

Northgate Village TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,586,343.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$89,893.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,596,866.00

Property Acquisition and Relocation Costs: \$14,000,000.00

Project Implementation Costs: \$5,443,378.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,040,244.00

Anticipated TOTAL Project Costs: \$28,113,678.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

O'Fallon

Venture Industrial Park

Contact Agency: O'Fallon

Contact Phone: 636-240-2000

Developer(s):

Senate District: 23

House District: 12

Original Date Plan/Project Approved: 11/18/1992

Plan Description:

Construction of a photo studio, warehouse, corporate office building, parking lots, street connections and access roads, extend water lines, purchase an abandoned restaurant and additional site improvements, landscaping and lighting.

Plan/Project Status: Inactive

Area Type: Blight & Economic Development

But for Determination:

The area was declared blighted, due to inadequate street layout, lack of water supply and other general deficiencies which resulted in unusually high costs for development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 8/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$503,166.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 4

Osage Beach

Marina View Redevelopment Area

Contact Agency: Osage Beach

Contact Phone: 573-302-2000

Developer(s): JQH-Lake of the Ozarks Development, LLC

Senate District: 4

House District: 155

Original Date Plan/Project Approved: 11/1/2007

Plan Description:

Demolition of existing structures, regrading and resurfacing, installation of necessary utilities and appurtenances and construction of a 300-room Hotel with 100,000sf convention center facility.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Area has not been subject to growth and development by private enterprise, and will not reasonably be expected to be developed without TIF.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Osage Beach

Marina View Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,700,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,700,000.00

Anticipated TOTAL Project Costs: \$98,888,200.00

Financing Method: Not stated in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Osage Beach

Prewitt's Highway 54 Enterprises TIF

Contact Agency: Osage Beach
Contact Phone: 573-302-2000
Developer(s): Prewitt's Hwy 54 Enterprises, LLC
Senate District: 9
House District: 115

Original Date Plan/Project Approved: 7/6/2000

Plan Description:

Development of big box and small retail stores, road improvements to the US 54 / MO-42 intersection including addition of traffic signals and rerouting of MO Rt. D, extension of fire protection, utilities to School of the Osage.

Plan/Project Status: Fully Operational

Area Type: Blight; Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 850 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 8 |
|-------------------|---|------------------------|---|

Osage Beach
Prewitt's Highway 54 Enterprises TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$2,989,009.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,454,696.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$13,763,947.00 |
| Property Acquisition and Relocation Costs: | \$2,400,000.00 |
| Project Implementation Costs: | \$700,000.00 |
| Other: | \$250,000.00 |
| Other: | \$162,000.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$17,275,947.00

Anticipated TOTAL Project Costs: \$101,130,093.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Ozark

Central Business District TIF

Contact Agency: Ozark

Contact Phone: 417-581-2407

Developer(s): None

Senate District: 20

House District: 142

Original Date Plan/Project Approved: 3/19/2007

Plan Description:

The plan involves redevelopment of the central business district in four separate phases each consisting of public and private improvements and redevelopments.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Ozark

Central Business District TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:

Property Acquisition and Relocation Costs: \$3,500,000.00

Project Implementation Costs: \$400,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,900,000.00

Anticipated TOTAL Project Costs:

Financing Method: Not specified in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Pagedale

Pagedale TIF Redevelopment Plan

Contact Agency: Pagedale

Contact Phone: 314-726-1200

Developer(s): Beyond Housing, Inc.

Senate District: 14

House District: 72

Original Date Plan/Project Approved:

12/17/2007

Plan Description:

Project consists of multiple Redevelopment Project Areas activated over an 11-year period. Projects will include construction of neighborhood-supporting retail stores, office facilities, affordable senior housing units and multi-family housing.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 253

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Pagedale

Pagedale TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$69,014.63

Other: \$41,247.34

Other: \$4,668.75

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$45,916.09

Anticipated TOTAL Project Costs:

Financing Method: TIF Notes, Loan, TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Park Hills

Downtown Park Hills Redevelopment District 4

Contact Agency: Park Hills

Contact Phone: 573-431-2598

Developer(s): Town & Country Grocers of Fredericktown, MO

Senate District: 3

House District: 107

Original Date Plan/Project Approved: 7/12/2005

Plan Description:

Construction of road improvements, a grocery store, renovation of a downtown building into a public library and demolition of blighted structures to provide parking lot. Grading and demo for grocery store construction, acquisition of land for road impvt.

Plan/Project Status: Not specified in report

Area Type: Not specified in report

But for Determination:

Not specified in report.

Number of New Jobs:

Projected: 50

Actual to Date: 50

Number of Retained Jobs:

Projected: 30

Actual to Date: 30

Park Hills

Downtown Park Hills Redevelopment District 4

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$151,512.37 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$30,926.00 Amount on Hand: \$30,926.00

Economic Activity Taxes:

Total received since inception: \$120,586.00 Amount on Hand: \$120,586.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,459,402.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,459,402.00

Anticipated TOTAL Project Costs: \$1,459,402.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 14

Park Hills

Highway 67 Corridor Redevelopment District #2

Contact Agency: Park Hills

Contact Phone: 573-431-3577

Developer(s): Hefner Furniture

Senate District: 3

House District: 107

Original Date Plan/Project Approved: 12/27/2003

Plan Description:

Relocation of water and sewer utility mains to accommodate construction of a west outer road along US Hwy 67 from Leadington through Park Hills to unincorporated St. Francois County. Extension of natural gas and 3-phase electric, etc.

Plan/Project Status: Not specified

Area Type: Not specified in report

But for Determination:

Not specified in report.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 7 | Actual to Date: | 7 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Park Hills

Highway 67 Corridor Redevelopment District #2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$97,472.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$188,114.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$293,316.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,400,000.00

Property Acquisition and Relocation Costs: \$370,000.00

Project Implementation Costs: \$40,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,810,000.00

Anticipated TOTAL Project Costs: \$1,810,000.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Park Hills

Parkway Drive Redevelopment District #3

Contact Agency: Park Hills

Contact Phone: 573-431-3577

Developer(s):

Senate District: 3

House District: 107

Original Date Plan/Project Approved: 12/14/2004

Plan Description:

Extension of Parkway Drive and construction of a bridge connecting Parkway Drive to Industrial Drive. Road improvements also planned for Industrial Drive and St. Joe Drive.

Plan/Project Status: Not specified

Area Type: Not specified in report

But for Determination:

Not specified in report.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 13 | Actual to Date: | 13 |
|-------------------|----|------------------------|----|

Park Hills

Parkway Drive Redevelopment District #3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$122,016.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$66,685.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$46,317.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Parkville

Parkville Commons

Contact Agency: Parkville
Contact Phone: 816-741-7676
Developer(s): River North Development, LLC
Senate District: 34
House District: 32

Original Date Plan/Project Approved: 6/25/2002

Plan Description:

Construction of a shopping and commercial center of about 225,000sf retail, 14,000sf office and a community center on a donated six to eight acre parcel within the project boundary.

Plan/Project Status: Fully Operational

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|-----|
| Projected: | 35 | Actual to Date: | 320 |
|-------------------|----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 30 | Actual to Date: | 30 |
|-------------------|----|------------------------|----|

Parkville

Parkville Commons

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$192.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,523,803.00 Amount on Hand: \$192.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$422,576.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$422,576.00

Anticipated TOTAL Project Costs: \$64,131,508.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Platte City

Shoppes at North Gate Redevelopment Plan TIF

Contact Agency: Platte City

Contact Phone: 816-858-5402

Developer(s): Cox Rabius Development, LLC

Senate District: 34

House District: 30

Original Date Plan/Project Approved: 12/13/2005

Plan Description:

Development of a new retail shopping area of about 57,100sf on approximately 7.65 acres. Development would include retail stores, restaurant facilities in a pedestrian-friendly environment.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 78 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Platte City

Shoppes at North Gate Redevelopment Plan TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,160,028.00

Property Acquisition and Relocation Costs: \$480,000.00

Project Implementation Costs: \$848,254.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,488,282.00

Anticipated TOTAL Project Costs: \$17,648,880.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Raymore

Foxwood Village Shops TIF Plan

Contact Agency: Raymore

Contact Phone: 816-892-3026

Developer(s): Foxwood Village Shops, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 1/26/2009

Plan Description:

Construction of a commercial area containing approximately 4507sf restaurant space and 52,520sf of strip retail space.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 142 | Actual to Date: | 53 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Raymore
Foxwood Village Shops TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,576,575.00
Property Acquisition and Relocation Costs: \$0.00
Project Implementation Costs: \$727,542.00
Other: \$0.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,304,117.00

Anticipated TOTAL Project Costs: \$12,764,764.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Raymore

Highway 58 West Extended Redevelopment Plan

Contact Agency: Raymore

Contact Phone: 816-331-0488

Developer(s): PDD Development, LLC & Raymore Galleria, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 1/24/2005

Plan Description:

Development of a regional retail shopping center of 426,000sf, including parking and all necessary and pertinent infrastructure, road improvements, storm water handling and disposal, etc.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 153 | Actual to Date: | 135 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Raymore

Highway 58 West Extended Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$524,238.43 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,300,756.25 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,459,276.00

Property Acquisition and Relocation Costs: \$4,509,546.00

Project Implementation Costs: \$793,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,761,822.00

Anticipated TOTAL Project Costs: \$71,800,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Raymore

Missouri Good Ranch Redevelopment TIF Plan

Contact Agency: Raymore

Contact Phone: 816-892-3002

Developer(s): Good-Otis, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 5/8/2006

Plan Description:

Construction of a commercial area including a highway interchange and bridge over US-71 Hwy and construction of the proposed North Cass Pkwy.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,000,000.00

Anticipated TOTAL Project Costs: \$17,000,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement:

Raytown

Downtown Raytown TIF

Contact Agency: Raytown

Contact Phone: 816-737-6174

Developer(s): RRP 1, LLC

Senate District: 11

House District: 43 & 49

Original Date Plan/Project Approved: 9/19/2006

Plan Description:

Construction of up to 200,000sf new retail space, up to 75,000sf new office space and construction of new single and multi-family residential units and improvements to area streets and related infrastructure.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Raytown

Downtown Raytown TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$600,000.00

Property Acquisition and Relocation Costs: \$3,200,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,300,000.00

Anticipated TOTAL Project Costs: \$33,452,359.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Raytown

Raytown Live TIF Plan

Contact Agency: Raytown

Contact Phone: 816-737-6174

Developer(s): Raytown 350 Inv. Group, LLC & Walmart Stores, Inc.

Senate District: 11

House District: 48

Original Date Plan/Project Approved: 3/15/2005

Plan Description:

Construction of a 203,000sf Walmart Store and a Westlake Hardware and a branch bank for Bank of America and additional pad sites containing 100,000sf and seven additional pad sites containing 130,000sf.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 473 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Raytown

Raytown Live TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$5,090,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,090,000.00

Anticipated TOTAL Project Costs: \$5,090,000.00

Financing Method: Pay-as-you-go; TIF Bond; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Raytown

Shamrock Cabinet TIF

Contact Agency: Raytown

Contact Phone: 816-737-6174

Developer(s): Shamrock Cabinet & Fixture Corporation

Senate District: 11

House District: 49

Original Date Plan/Project Approved: 12/16/2003

Plan Description:

Consolidation, renovation and expansion of two separate buildings used by the business into one integrated building housing the cabinet manufacturing operations on one level, upgrading manufacturing equipment and building a new office/showroom facility.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 15 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 175 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Raytown

Shamrock Cabinet TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$273,465.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,775,035.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,048,500.00

Anticipated TOTAL Project Costs: \$7,457,648.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Raytown

USA 800 Redevelopment Plan

Contact Agency: Raytown

Contact Phone: 816-737-6059

Developer(s): USA 800, Inc.

Senate District: 10

House District: 50

Original Date Plan/Project Approved: 8/5/1998

Plan Description:

Construction of a two story building of 21,000sf. The structure is of metal construction with masonry exterior to compliment the three existing nearby structures.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs due mostly to the site's grade needing to be lowered by three feet to meet the grade of adjacent buildings in the commercial campus.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|-----|
| Projected: | 75 | Actual to Date: | 150 |
|-------------------|----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 35 | Actual to Date: | 40 |
|-------------------|----|------------------------|----|

Raytown

USA 800 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$350,000.00

Anticipated TOTAL Project Costs: \$350,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Raytown

Woodson Village Shopping Center Redevelopment Area

Contact Agency: Raytown

Contact Phone: 816-737-6174

Developer(s): Walpert Properties, Inc.

Senate District: 11

House District: 49

Original Date Plan/Project Approved: 7/7/1997

Plan Description:

Substantial rehabilitation of the original Woodson Village Shopping Center which was built in 1973.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 51 | Actual to Date: | 91 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 166 | Actual to Date: | 117 |
|-------------------|-----|------------------------|-----|

Richmond Heights

Francis Place Redevelopment Project Area 2

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s): Pace Properties, Inc.

Senate District: 15

House District: 87

Original Date Plan/Project Approved: 12/27/2007

Plan Description:

RPA 2 consists of approximately 90,000sf commercial/retail/service or restaurant space, 240,000sf Class A office space and 35 to 140 multi-family apartment units and structured parking to serve these uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|---|
| Projected: | 1062 | Actual to Date: | 0 |
|-------------------|------|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Richmond Heights
Francis Place Redevelopment Project Area 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$12,460,000.00 |
| Property Acquisition and Relocation Costs: | \$7,040,000.00 |
| Project Implementation Costs: | \$200,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$19,700,000.00

Anticipated TOTAL Project Costs: \$105,300,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Richmond Heights

Francis Place Redevelopment Project Areas 1 & 4

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s): Pace Properties, Inc.

Senate District: 15

House District: 87

Original Date Plan/Project Approved: 3/3/2003

Plan Description:

RPA 1 includes construction of a 750-space parking garage, 110,000sf retail space and 35 residential units.
RPA 4 consists of up to 6000sf retail and related parking.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 340 | Actual to Date: | 400 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Richmond Heights

Francis Place Redevelopment Project Areas 1 & 4

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$600,683.19 As of: 10/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,989,514.67 Amount on Hand: \$9.15

Economic Activity Taxes:

Total received since inception: \$4,425,189.80 Amount on Hand: \$600,674.04

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,146,142.28

Property Acquisition and Relocation Costs: \$3,401,343.00

Project Implementation Costs: \$3,854,709.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,402,194.28

Anticipated TOTAL Project Costs: \$54,953,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 18

Richmond Heights

Hadley Township Redevelopment Area

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s):

Senate District: 24

House District: 73

Original Date Plan/Project Approved:

7/12/2006

Plan Description:

Proposed development includes construction of a hotel, office space, soccer stadium, retail and residential properties. As the Developer's financing is pending confirmation, the city has not yet entered into an agreement with the Developer.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and required parcel ass'y and/or relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Richmond Heights

Hadley Township Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$74,831.86 As of: 10/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$74,831.86 Amount on Hand: \$74,831.86

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not specified in report pending Developer Agrmt.

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Riverside

L-385 Levee Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816-741-3993

Developer(s):

Senate District: 34

House District: 32

Original Date Plan/Project Approved:

7/16/1996

Plan Description:

Construction of the Quindaro Levee and the Riverside Levee and related improvements to provide flood protection, a full-diamond interchange at I-635 & Van de Populier Rd & internal road improvements, drainage and other public infrastructure work.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 12684

Actual to Date:

283

Number of Retained Jobs:

Projected:

Actual to Date:

Riverside
L-385 Levee Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,509,377.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$8,349,738.00 Amount on Hand: \$1,111,802.00

Economic Activity Taxes:

Total received since inception: \$1,711,379.00 Amount on Hand: \$233,008.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$79,000,000.00 |
| Property Acquisition and Relocation Costs: | \$2,000,000.00 |
| Project Implementation Costs: | \$8,600,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$89,600,000.00

Anticipated TOTAL Project Costs: \$167,600,000.00

Financing Method: Pay-as-you-go; TIF Notes; TIF Bond; IRB; Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Rock Hill

City Center at McKnight

Contact Agency: Rock Hill

Contact Phone: 314-968-1410

Developer(s): Hutkin Properties

Senate District: 24

House District: 87

Original Date Plan/Project Approved: 3/29/2005

Plan Description:

Encourage creation of a new retail environment on the site.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Rock Hill

City Center at McKnight

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,509.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$210,224.28 Amount on Hand: \$726.00

Economic Activity Taxes:

Total received since inception: \$13,398.99 Amount on Hand: \$2,783.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,700,000.00

Property Acquisition and Relocation Costs: \$22,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,200,000.00

Anticipated TOTAL Project Costs: \$42,420,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

Rock Hill

Market at McKnight

Contact Agency: Rock Hill

Contact Phone: 314-968-1410

Developer(s): Novus Development

Senate District: 24

House District: 87

Original Date Plan/Project Approved: 3/29/2005

Plan Description:

Creation of a new retail development along Manchester Road.

Plan/Project Status: Not stated in report

Area Type: Not specified in report

But for Determination:

Not stated in report

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Rock Hill

Market at McKnight

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13,089.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$570,333.03 Amount on Hand: \$1,960.00

Economic Activity Taxes:

Total received since inception: \$51,348.61 Amount on Hand: \$11,129.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,700,000.00

Property Acquisition and Relocation Costs: \$8,000,000.00

Project Implementation Costs: \$400,000.00

Other: \$500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,600,000.00

Anticipated TOTAL Project Costs: \$37,771,562.00

Financing Method: Not provided in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Rock Hill

McKnight Crossing

Contact Agency: Rock Hill

Contact Phone: 314-968-1410

Developer(s): Landslide Rock Hill Group, LLC

Senate District: 24

House District: 87

Original Date Plan/Project Approved: 12/17/1996

Plan Description:

Creation of a mixed-use development with office and retail spaces.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Rock Hill

McKnight Crossing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$87,314.37 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$628,616.43 Amount on Hand: \$0.63

Economic Activity Taxes:

Total received since inception: \$291,623.09 Amount on Hand: \$5,133.31

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 5

Current anticipated estimated number of years to retirement: 3

Sarcoxie

Sarcoxie TIF District

Contact Agency: Sarcoxie
Contact Phone: 417-548-3108
Developer(s): Hedgeapple Development, LLC
Senate District: 32
House District: 126

Original Date Plan/Project Approved: 9/2/2003

Plan Description:

To establish TIF development assistance in the dristrict to make the area more attractive to developers. A Dollar General store off Hwy 37 is proposed at this time.

Plan/Project Status: Fully Operational

Area Type: Blight, Conservation & Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 20 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Sarcoxie TIF District

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Total received since inception: \$15,291.24 Amount on Hand: \$0.00

| | | | |
|---------------------------------|-------------|-----------------|--------|
| Total received since inception: | \$71,380.81 | Amount on Hand: | \$0.00 |
|---------------------------------|-------------|-----------------|--------|

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
|-----------------------------------------------|--------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: **\$0.00**

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Sedalia

Sedalia Midtown TIF Redevelopment Plan

Contact Agency: Sedalia

Contact Phone: 660-827-3000

Developer(s): No private developer selected

Senate District: 28

House District: 118

Original Date Plan/Project Approved: 11/17/2008

Plan Description:

Redevelopment of infrastructure and rehabilitation of the area through residential reinvestment and private commercial development in the area.

Plan/Project Status: Starting Up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 3 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Sedalia

Sedalia Midtown TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 7/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,000,000.00

Anticipated TOTAL Project Costs: \$5,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Sikeston

60/61 TIF District

Contact Agency: Sikeston

Contact Phone: 573-471-2511

Developer(s): Four Corners Development Company, Inc.

Senate District: 27

House District: 160

Original Date Plan/Project Approved: 6/5/2000

Plan Description:

Facilitate development and construction of a mixture of commercial and residential structures in the Project Area.

Plan/Project Status: Fully Operational

Area Type: Blight & Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 180 | Actual to Date: | 387 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|-----|
| Projected: | 80 | Actual to Date: | 100 |
|-------------------|----|------------------------|-----|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$752,991.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$731,154.00 Amount on Hand: \$1.00

Economic Activity Taxes:

Total received since inception: \$2,461,164.00 Amount on Hand: \$2.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$6,775,000.00 |
| Property Acquisition and Relocation Costs: | \$75,000.00 |
| Project Implementation Costs: | \$150,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$43,707,000.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 11

Sikeston

60/61 TIF District

Contact Agency: Sikeston
Contact Phone: 573-471-2511
Developer(s): Four Corners Development Co, Inc.
Senate District: 27
House District: 160
Original Date Plan/Project Approved: 6/5/2000
Plan Description:
Construction of a mix of commercial and residential buildings and facilities.

Plan/Project Status: Fully Operational
Area Type: Blight & Economic Development
But for Determination:
The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

| | | | |
|---------------------------------|-----|------------------------|-----|
| Number of New Jobs: | | | |
| Projected: | 180 | Actual to Date: | 387 |
| Number of Retained Jobs: | | | |
| Projected: | 80 | Actual to Date: | 100 |

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$752,991.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$731,154.00 Amount on Hand: \$1.00

Economic Activity Taxes:

Total received since inception: \$2,461,164.00 Amount on Hand: \$2.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$6,775,000.00 |
| Property Acquisition and Relocation Costs: | \$75,000.00 |
| Project Implementation Costs: | \$150,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$43,707,000.00

Financing Method: Not specified

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 11

Sikeston

North Main & Malone Development Area TIF

Contact Agency: Sikeston

Contact Phone: 573-471-2511

Developer(s): Sikeston Acquisitions, Inc.

Senate District: 27

House District: 160

Original Date Plan/Project Approved: 5/6/2004

Plan Description:

Site demolition and subsequent construction of commercial and/or retail business buildings.

Plan/Project Status: Fully Operational

Area Type: Blight & Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 50 | Actual to Date: | 69 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 5 |
|-------------------|---|------------------------|---|

North Main & Malone Development Area TIF

Current Amount of Revenue in Special Allocation Fund: \$26,789.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$147,749.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$223,710.00 Amount on Hand: \$26,789.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$1,000,000.00 |
|-----------------------------------------------|----------------|

| | |
|--------------------------------------------|--------------|
| Property Acquisition and Relocation Costs: | \$600,000.00 |
|--------------------------------------------|--------------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$100,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,700,000.00

Anticipated TOTAL Project Costs: \$8,250,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Smithville

Smithville Commons TIF Redevelopment Plan

Contact Agency: Smithville
Contact Phone: 816-532-6897
Developer(s): Smithville 169, LLC
Senate District: 17
House District: 35

Original Date Plan/Project Approved: 9/19/2006

Plan Description:

Construction of 280,000sf of retail, restaurant and other commercial facilities including site prep, engineering, road and highway improvements, utility extension and/or enhancements, stormwater detention and collection and other infrastructure.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity for development at the site.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Smithville

Smithville Commons TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,600,500.00
Property Acquisition and Relocation Costs: \$0.00
Project Implementation Costs: \$187,500.00
Other: \$0.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,788,000.00

Anticipated TOTAL Project Costs: \$57,823,574.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Springfield

Commercial Street TIF Redevelopment Plan

Contact Agency: Springfield

Contact Phone: 417-864-1094

Developer(s): Juliet Mee

Senate District: 30

House District: 137, 140

Original Date Plan/Project Approved: 4/7/2008

Plan Description:

Construction of public infrastructure and improvements to generate private sector investment in the redevelopment area.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 26 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Springfield
Commercial Street TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,127.93 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$4,127.93 Amount on Hand: \$4,127.93

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,216,000.00
Property Acquisition and Relocation Costs: \$750,000.00
Project Implementation Costs: \$240,000.00
Other: \$250,000.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,456,000.00

Anticipated TOTAL Project Costs: \$5,456,000.00

Financing Method: Pay-as-you-go, Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Springfield

Jordan Valley Park TIF District

Contact Agency: Springfield
Contact Phone: 417-864-1094
Developer(s): City of Springfield and Hammons
Senate District: 30
House District: 137

Original Date Plan/Project Approved: 10/23/2000

Plan Description:

Rehabilitation of former blighted industrial area into parks, water features, civic center & exposition hall, recreational ice facility, minor league baseball facility and a business-class hotel and conference facility.

Plan/Project Status: Fully Operational & Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 335 | Actual to Date: | 366 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|-----|
| Projected: | 10 | Actual to Date: | 293 |
|-------------------|----|------------------------|-----|

Springfield
Jordan Valley Park TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$165.04 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$432,050.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$182,616.77 Amount on Hand: \$307.82

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$2,600,000.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$18,500,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$22,100,000.00

Anticipated TOTAL Project Costs: \$150,545,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Ann

Northwest Plaza Redevelopment Project

Contact Agency: St. Ann

Contact Phone: 314-428-6801

Developer(s): NW Plaza Owner, LLC

Senate District: 24

House District: 77

Original Date Plan/Project Approved:

9/24/2007

Plan Description:

Not provided in report

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo cost.

Number of New Jobs:

Projected: 1000

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Northwest Plaza Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$44,000,000.00 |
| Property Acquisition and Relocation Costs: | \$18,000,000.00 |
| Project Implementation Costs: | \$6,000,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$84,000,000.00

Anticipated TOTAL Project Costs: \$249,500,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Charles

Elm Point Redevelopment Area Phase 1 & II

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): Elm Point Investments; Phase II: M B Properties

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 10/2/1996

Plan Description:

The plan includes site elevation, utility placement, stormwater detention and internal roadway improvements. Additionally, remediation of a lime detention basin on the site.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,346.00 As of: 12/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$5,780,787.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$46,414.00 Amount on Hand: \$4,346.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,771,500.00
Property Acquisition and Relocation Costs: \$0.00
Project Implementation Costs: \$406,000.00
Other: \$8,000,000.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,177,500.00

Anticipated TOTAL Project Costs: \$99,724,668.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Charles

Plaza at Noah's Ark

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): Cullinan Properties, LTD

Senate District: 23

House District: 15

Original Date Plan/Project Approved: 1/25/2007

Plan Description:

The Plan will facilitate redevelopment of the Redevelopment Area for high density planned mixed-use and commercial purposes.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Charles
Plaza at Noah's Ark

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$44,786,225.00 |
| Property Acquisition and Relocation Costs: | \$6,209,088.00 |
| Project Implementation Costs: | \$2,500,000.00 |
| Other: | \$1,254,687.00 |
| Other: | \$250,000.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$55,000,000.00

Anticipated TOTAL Project Costs: \$385,000,000.00

Financing Method: Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Charles

St. Charles Center / Mark Twain Mall

Contact Agency: St. Charles
Contact Phone: 636-949-3302
Developer(s): Greater Missouri Builders
Senate District: 23
House District:

Original Date Plan/Project Approved: 2/8/1997

Plan Description:

The proposed plan will help expand and upgrade retail activity within the Project Area. Includes site improvements, landscaping, new building construction and renovations to existing buildings.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Charles

St. Charles Center / Mark Twain Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,253.00 As of: 12/31/2008

Payments in Lieu of Taxes:

 Total received since inception: \$1,363,351.00 Amount on Hand: \$0.00

Economic Activity Taxes:

 Total received since inception: \$5,705,958.00 Amount on Hand: \$1,253.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$2,460,000.00
 Property Acquisition and Relocation Costs: \$0.00
 Project Implementation Costs: \$35,000.00
 Other: \$9,705,000.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,200,000.00

Anticipated TOTAL Project Costs: \$45,025,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 15

St. Charles

St. Charles County Convention Center Redevelopment

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s):

Senate District: 23

House District: 18

Original Date Plan/Project Approved: 11/4/1997

Plan Description:

Construction of a convention center of approximately 128,000sf and a 259-room full service hotel facility.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Charles County Convention Center Redevelopment

Current Amount of Revenue in Special Allocation Fund: \$9,182.00 As of: 12/31/2008

Total received since inception: \$1,656,729.00 Amount on Hand: \$0.00

Total received since inception: \$234,894.00 Amount on Hand: \$9,182.00

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$5,150,000.00 |
|-----------------------------------------------|----------------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|----------------|
| Project Implementation Costs: | \$2,500,000.00 |
|-------------------------------|----------------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,650,000.00

Anticipated TOTAL Project Costs: \$84,000,000.00

Financing Method: Other (Certificates of Participation)

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Charles

West 370 Redevelopment Area

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): MB Properties, LLC

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 12/10/1997

Plan Description:

Development of a business park to include retail, commercial and light industrial activities. Project will involve raising sites out of the flood plain, realignment of Cole Creek, relocation of Huster Road, relocation and extensions of utilities.

Plan/Project Status: Not specified in report

Area Type: Not specified in report

But for Determination:

Not specified in report

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Charles

West 370 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$804,542.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$9,183,231.00 Amount on Hand: \$711,727.00

Economic Activity Taxes:

Total received since inception: \$853,195.00 Amount on Hand: \$92,815.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$13,440,000.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$60,000.00 |
| Other: | \$1,500,000.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$15,000,000.00

Anticipated TOTAL Project Costs: \$210,331,000.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

St. John

St. John Crossings (TIF District # 2)

Contact Agency: St. John

Contact Phone: 314-427-8706

Developer(s): St. John Crossing, LLC

Senate District: 24

House District: 81

Original Date Plan/Project Approved: 7/2/2001

Plan Description:

Construction of a shopping center anchored by a Shop 'n Save grocery store of 66,200sf and an additional 36,000sf retail, two out parcels and parking for 612 vehicles.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Project required parcel assembly and / or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 175 | Actual to Date: | 213 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. John

St. John Crossings (TIF District # 2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$112.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,218,801.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,174,543.00 Amount on Hand: \$112.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$250,000.00 |
| Property Acquisition and Relocation Costs: | \$4,535,000.00 |
| Project Implementation Costs: | \$200,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$4,985,000.00

Anticipated TOTAL Project Costs: \$5,645,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13

St. John

St. John TIF District #1

Contact Agency: St. John

Contact Phone: 314-427-8706

Developer(s): Barron Realty; Bentley-Woodard, Inc

Senate District: 24

House District: 81

Original Date Plan/Project Approved: 12/4/1989

Plan Description:

General redevelopment of the area into a planned industrial/business park with nine parcels allocated for light industrial and a skilled nursing home facility.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 150 | Actual to Date: | 150 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 300 | Actual to Date: | 300 |
|-------------------|-----|------------------------|-----|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,214,306.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$8,740,057.00 Amount on Hand: \$2,571,445.00

Economic Activity Taxes:

Total received since inception: \$2,232,704.00 Amount on Hand: \$642,861.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$50,000.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$1,975,800.00 |
| Other: | \$50,000.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$2,075,000.00

Anticipated TOTAL Project Costs:

Financing Method: Other

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 5

St. Joseph

Cook Road Corridor

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): Greystone Partners Land Development, LLC

Senate District: 34

House District: 28

Original Date Plan/Project Approved: 3/24/2008

Plan Description:

Development of a residential subdivision of about 350 single family and townhouse housing units on 185 acres; construction of improvements to Cook Road, storm water drainage, sanitary sewer system and other infrastructure improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Joseph
Cook Road Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$492,786.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$20,000.00 |
| Other: | \$2,375,000.00 |
| Other: | \$2,652,000.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$5,539,786.00

Anticipated TOTAL Project Costs: \$19,375,786.00

Financing Method: Pay-as-you-go; Other Bond
Original estimated number of years to retirement:
Current anticipated estimated number of years to retirement:

St. Joseph

East Hills Mall

Contact Agency: St. Joseph
Contact Phone: 816-274-4760
Developer(s): MD Management, Inc.
Senate District: 34
House District: 28

Original Date Plan/Project Approved: 1/3/2008

Plan Description:

Demolition and renovation of significant portions of the exterior and interior of East Hills Mall, construction of a food court and 45,000sf new lifestyle retail space including an exterior courtyard with outside dining & road improvements adjacent.

Plan/Project Status: Under Construction

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 700 | Actual to Date: | 6 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 756 | Actual to Date: | 713 |
|-------------------|-----|------------------------|-----|

St. Joseph

East Hills Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,456.20 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,456.20 Amount on Hand: \$3,456.20

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,279,936.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$50,000.00

Other: \$8,729,791.00

Other: \$2,837,315.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,897,042.00

Anticipated TOTAL Project Costs: \$131,056,412.00

Financing Method: Pay-as-you-go; Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

EBR Enterprises, LLC/HHS Properties

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): EBR Enterprises, LLC & HHS Properties, Inc.

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 1/3/2006

Plan Description:

Construction of retail and office spaces in three project areas. Project includes road improvements to Blackwell Road and Belt Highway.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 203 | Actual to Date: | 180 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Joseph

EBR Enterprises, LLC/HHS Properties

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$107,212.43 Amount on Hand: \$65,284.47

Economic Activity Taxes:

Total received since inception: \$272,337.92 Amount on Hand: \$134,893.50

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,232,694.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$265,954.00

Other: \$30,972.00

Other: \$1,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,529,620.00

Anticipated TOTAL Project Costs: \$31,663,074.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

Mitchell Avenue Corridor

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): American Family Mutual Insurance Company

Senate District: 34

House District: 29

Original Date Plan/Project Approved: 6/5/2006

Plan Description:

Construction of a major addition to the existing 250,000sf American Family Insurance Regional Headquarters building. Project also involves installation of traffic improvements to Mitchell Avenue, gravity flow sewers.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 400 | Actual to Date: | 36 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 825 | Actual to Date: | 826 |
|-------------------|-----|------------------------|-----|

St. Joseph
Mitchell Avenue Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$381,798.53 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$727,737.31 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,805.27 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$5,093,768.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$125,000.00 |
| Other: | \$53,905.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$5,272,673.00

Anticipated TOTAL Project Costs: \$33,427,829.00

Financing Method: Pay-as-you-go; Industrial Revenue Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

North County Shoppes

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): Red Development / St. Joseph Development Co. LLC

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 8/15/2003

Plan Description:

Construction of a general retail shopping center of approximately 646,000sf with all necessary and pertinent parking, utilities and other infrastructure.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo cst

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|------|
| Projected: | 1640 | Actual to Date: | 1130 |
|-------------------|------|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|------|
| Projected: | 0 | Actual to Date: | 1108 |
|-------------------|---|------------------------|------|

St. Joseph

Ryan's Block Redevelopment Project

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): St. Joseph Restoration
Senate District: 34
House District: 27

Original Date Plan/Project Approved: 12/4/2006

Plan Description:

Ryan's Block is the first of the TIF projects located within the Uptown Redevelopment Area. The plan will rehabilitate and restore the Ryan Block Building and demolish the existing building at 1125 Frederick Ave for parking.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development in the area.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Joseph
Ryan's Block Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$54.18 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,000.00
Property Acquisition and Relocation Costs: \$0.00
Project Implementation Costs: \$309,766.86
Other: \$0.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$317,766.86

Anticipated TOTAL Project Costs: \$858,945.00

Financing Method: Pay-as-you-go
Original estimated number of years to retirement:
Current anticipated estimated number of years to retirement:

St. Joseph

Stockyards Redevelopment

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): Triumph Foods, LLC
Senate District: 34
House District: 29

Original Date Plan/Project Approved: 10/27/2003

Plan Description:

Construction of approximately 550,000sf improvements to be used for the corporate headquarters and operation of a pork processing facility valued at about \$130 million. Includes installation, repair & relocation of nearby streets/utilities.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|------|
| Projected: | 1000 | Actual to Date: | 2722 |
|-------------------|------|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Joseph
Stockyards Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,733,592.34 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$89,524.14 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,450,000.00
Property Acquisition and Relocation Costs: \$5,600,000.00
Project Implementation Costs: \$150,000.00
Other: \$8,500,000.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,700,000.00

Anticipated TOTAL Project Costs: \$128,500,000.00

Financing Method: TIF Bond; Industrial Revenue Bond

Original estimated number of years to retirement: 17

Current anticipated estimated number of years to retirement: 20

St. Joseph

The Tuscany Towers

Contact Agency: St. Joseph
Contact Phone: 816-274-4760
Developer(s): JSC Development
Senate District: 34
House District: 27

Original Date Plan/Project Approved: 9/15/2005

Plan Description:

Rehabilitation of an existing structure and construction of several one to four-level commercial, retail and office buildings including a hotel, restaurant, bank and convenience store with parking and other necessary public infrastructure improvements.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|---|
| Projected: | 1500 | Actual to Date: | 0 |
|-------------------|------|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Joseph

The Tuscany Towers

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,855,155.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$82,000.00

Other: \$2,952,845.00

Other: \$10,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,900,000.00

Anticipated TOTAL Project Costs: \$138,841,965.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

Third Street Hotel

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): HISJ Holdings, LLC
Senate District: 34
House District: 27

Original Date Plan/Project Approved: 1/5/2004

Plan Description:

Redevelopment and renovation of an historic hotel building into a 170-room hotel with a nationally known restaurant franchise and related site, façade and landscaping improvements to enhance employment and tax base in the old downtown area.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 132 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 89 | Actual to Date: | 89 |
|-------------------|----|------------------------|----|

St. Joseph

Third Street Hotel

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$549,575.53 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$270,852.27 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$493,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$100,000.00

Other: \$1,007,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,700,000.00

Anticipated TOTAL Project Costs: \$6,025,000.00

Financing Method: Pay-as-you-go; 50% TDD and 100% Lodging Tax

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Louis

1001 Locust (352-108)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Kinloch, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/28/2008

Plan Description:

Rehabilitation of the six-story building with approximately 8800sf retail space and 45000sf office space.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs due in part to the project not being eligible for historic tax credits, unlike most similar downtown St. Louis projects, made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 200 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,950,000.00

Anticipated TOTAL Project Costs: \$10,218,750.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

1133 Washington Avenue (352-48)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Washington Avenue Apartments, LP

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/2/2004

Plan Description:

Renovation of a former Days Inn Motel into 127 apartment units for rental, commercial usage and related parking.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 8 | Actual to Date: | 8 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

1133 Washington Avenue (352-48)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$78,841.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$78,841.00 Amount on Hand: \$78,841.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,100,000.00

Anticipated TOTAL Project Costs: \$11,754,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

1136 Washington Avenue (A.D. Brown Bldg) (352-58)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): A.D. Brown Acquisition Corp, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/22/2004

Plan Description:

Renovation of the 9-story A.D. Brown Building for 89 condominiums with ground floor commercial and related parking.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 40 | Actual to Date: | 20 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

1136 Washington Avenue (A.D. Brown Bldg) (352-58)

Current Amount of Revenue in Special Allocation Fund: \$11,987.00 As of: 6/30/2009

Total received since inception: \$520,747.00 Amount on Hand: \$11,952.00

| | | | |
|---------------------------------|---------|-----------------|---------|
| Total received since inception: | \$35.00 | Amount on Hand: | \$35.00 |
|---------------------------------|---------|-----------------|---------|

Public Infrastructure/Site Development Costs: \$0.00

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,650,000.00

Anticipated TOTAL Project Costs: \$25,371,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

1141-51 S. 7th Street (352-23)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Disper-Schmitt Properties, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 12/10/2002

Plan Description:

Adapt an historic, 48,000sf two story industrial building for office use. Provide an expanded job source for the southern edge of the downtown area.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 200 | Actual to Date: | 150 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$223,068.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$132,991.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$6,542,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

1225 Washington (352-122)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): McGowan Brothers Development
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 2/9/2009

Plan Description:

Rehabilitation of approximately 45 residential apartments featuring high-end amenities and design elements. Each unit is to be approximately 1,050sf and renting for an average price of \$.90 per sf. Additionally, project to contain 11,800sf com'l space.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 115 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis
1225 Washington (352-122)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,300,000.00

Anticipated TOTAL Project Costs: \$21,670,113.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

1300 Convention Plaza (352-47)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Convention Plaza Apartments, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/22/2004

Plan Description:

Renovation of the 78-year old historic building into residential apartments.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 5 | Actual to Date: | 5 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

1300 Convention Plaza (352-47)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$349.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$32,884.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$751.00 Amount on Hand: \$349.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$870,000.00

Anticipated TOTAL Project Costs: \$9,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

1312 Washington (Garment Row Lofts (352-30))

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): 1312 Washington Ave. LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 6/12/2003

Plan Description:

Adaptive reuse of a 7-story, 36,250sf building for 12 condominiums plus ground floor retail.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 15 | Actual to Date: | 15 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

1312 Washington (Garment Row Lofts (352-30))

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$20,698.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$79,779.00 Amount on Hand: \$20,698.00

Economic Activity Taxes:

Total received since inception: \$10,462.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$3,211,132.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

1400 Washington Ave/Sky House (352-96)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s):

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

6/5/2007

Plan Description:

Construction of a 22-story condominium tower.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 75

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

1400 Washington Ave/Sky House (352-96)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,000,000.00

Anticipated TOTAL Project Costs: \$67,696,610.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

1505 Missouri Avenue (352-21)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

8/5/2002

Plan Description:

Adaptive reuse of an historic church building for 12 residential condominium units. Upgraded a deteriorating church structure in the middle of an historic neighborhood.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

1505 Missouri Avenue (352-21)

Current Amount of Revenue in Special Allocation Fund: \$11,037.00 As of: 6/30/2009

Total received since inception: \$113,014.00 Amount on Hand: \$11,037.00

| | | | |
|---------------------------------|------------|-----------------|--------|
| Total received since inception: | \$1,928.00 | Amount on Hand: | \$0.00 |
|---------------------------------|------------|-----------------|--------|

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
|-----------------------------------------------|--------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: **\$600,000.00**

Anticipated TOTAL Project Costs: \$2,676,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

1900 Washington (352-107)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): 1900 Retail Partners, LLC
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 6/24/2008

Plan Description:

Rehabilitation of the existing commercial structure at 1900 Washington into approximately 26 residential units and approximately 8000sf of commercial space.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs due to the high cost of building rehabilitation and due to depressed commercial rents in this area of downtown St. Louis made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 28 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$10,271,105.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

1910 Locust (352-102)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): 1891 Locust, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

12/27/2007

Plan Description:

Renovation and rehabilitation of the building located at 1910 Locust Street for the relocation of Paradowski Creative which will occupy about 24,532sf. The remaining 4,623sf will be used for retail and restaurant space or coffee house at a rent of \$14sf.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs due mostly to the historic nature of the structure and hazardous materials on the site which made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 35

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$8,756,326.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

2200 Gravois (352-85)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): 2200 Gravois, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/3/2006

Plan Description:

Rehabilitation of a historic structure into mixed-use commercial and residential uses.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 45 | Actual to Date: | 20 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

2200 Gravois (352-85)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13,005.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$12,362.00 Amount on Hand: \$12,362.00

Economic Activity Taxes:

Total received since inception: \$643.00 Amount on Hand: \$643.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$8,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

3150 South Grand (352-120)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): 3220 Development Company

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

2/9/2009

Plan Description:

To provide 23,615sf of office, commercial and parking.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 80

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$700,000.00

Anticipated TOTAL Project Costs: \$4,299,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

3693 Forest Park (352-115)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): McGowan Brothers Management Corp.

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 12/1/2008

Plan Description:

Rehabilitation of the building at 3693 Forest Park into a mix of 48 residential apartments on the 2nd & 3rd floors and 6000sf commercial/retail space with 48 parking spaces on the ground floor.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs due to historic rehabilitation requirements which made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 20 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$12,477,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

374 South Grand (352-113)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Union Square Enterprises, LLC
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 12/1/2008

Plan Description:

Rehabilitation of the building at 374 S. Grand into a mix of residential units and commercial space. Includes 129 student housing units with a total of 298 beds, 7200sf commercial space for dining/coffee shop & 380 parking spaces.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 22 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,550,000.00

Anticipated TOTAL Project Costs: \$67,094,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

3800 Park Avenue (352-12)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Park Avenue Management, LLC
Senate District: 5
House District: 64

Original Date Plan/Project Approved: 8/1/2001

Plan Description:

Redevelopment of a two-story, 24,000sf building to suit the needs of a high technology company with investment of \$1.3 million.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 20 | Actual to Date: | 30 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 30 | Actual to Date: | 22 |
|-------------------|----|------------------------|----|

St. Louis

3800 Park Avenue (352-12)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$149.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$33,987.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$47,388.00 Amount on Hand: \$149.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$390,000.00

Anticipated TOTAL Project Costs: \$1,300,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

3949 Lindell Blvd. (352-70)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Hepfner, Smith, Airhart and Day, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/5/2005

Plan Description:

The project consists of 196 residential units and 16,000sf of commercial space.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 60

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

3949 Lindell Blvd. (352-70)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$24,623.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$24,623.00 Amount on Hand: \$24,623.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$26,478,856.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

410 N. Jefferson (West Gate) Lofts (352-45)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): 410 Jefferson, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/2/2004

Plan Description:

Renovation of a five-story, 85,000sf warehouse building into 49 condominium units with related parking.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 5 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

410 N. Jefferson (West Gate) Lofts (352-45)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$47.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$241,086.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$573.00 Amount on Hand: \$47.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,525,000.00

Anticipated TOTAL Project Costs: \$12,027,490.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

4100 Forest Park (352-86)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Acme Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/24/2006

Plan Description:

Rehabilitate a circa-1921 warehouse into mixed-use commercial commercial, office and residential.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 125 | Actual to Date: | 86 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$75,441.00 As of: 6/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$71,916.00 Amount on Hand: \$71,916.00

Economic Activity Taxes:

 Total received since inception: \$3,525.00 Amount on Hand: \$3,525.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,036,000.00

Anticipated TOTAL Project Costs: \$40,939,971.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

4200 Laclede Avenue (352-19)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): A.C. Murphy Properties & Development

Senate District: 5

House District: 64

Original Date Plan/Project Approved: 6/20/2002

Plan Description:

Renovation and restoration of the building at 4200 Laclede Ave into 18 new condominium units. Preserves an historical building in the city and increases the tax base and resulting tax revenues for the city and will serve as a catalyst for new development

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$170,127.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$925,400.00

Anticipated TOTAL Project Costs: \$6,005,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

4391-99 West Pine Condo (352-10)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): 110 N. Condominium, LLC (Westin Group)

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 2/10/2000

Plan Description:

The project provides street improvements to West Pine Boulevard and construction of a three-story apartment building with 32,000sf usable space and 24 lower level parking garage spaces.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

4391-99 West Pine Condo (352-10)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$450,455.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$400,000.00

Anticipated TOTAL Project Costs: \$3,850,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

4548 West Pine Condominiums (352-5)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): West Pine Court, LLC (Westin Group)

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 12/22/1997

Plan Description:

Demolition of long-unoccupied high rise nursing home and construction of fifteen townhouses for sale. The project eliminated a neighborhood eyesore and created an attractive residential complex with homes in the \$250,000 - \$420,000 range.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs due largely to high demolition and environmental costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$508,323.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$300,000.00

Anticipated TOTAL Project Costs: \$3,518,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

4900 Manchester (352-112)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): BDG Realty, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 11/24/2008

Plan Description:

Construction of a \$6.39 million, 50,000sf commercial property to include St. Louis Science Center in addition to maintaining a headquarters for Boxes, Inc.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 75 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 140 | Actual to Date: | 140 |
|-------------------|-----|------------------------|-----|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,320,000.00

Anticipated TOTAL Project Costs: \$6,392,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

500 Kingshighway (352-124)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Rothschild Development
Senate District: 4
House District: 54

Original Date Plan/Project Approved:

Plan Description:

Renovation of the property into several floors of commercial, event and restaurant space, totaling 39,750sf, at a cost of \$7.55 per sf.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs mainly due to historic preservation technique will made the project financially unfeasible in the market and requires significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 40 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,000,000.00

Anticipated TOTAL Project Costs: \$6,517,130.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

5700 Arsenal (352-60)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): The 5700 Property, LLC
Senate District: 4
House District: 65

Original Date Plan/Project Approved: 2/28/2005

Plan Description:

\$15 million redevelopment of the area. The project involves the demolition of the former Truman Center facility and construction of approximately 34 single-family homes and 22 town homes in the area.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$147,343.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$147,343.00 Amount on Hand: \$147,343.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,340,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

5819 Delmar Housing (352-80C)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): 5819 Delmar Loop, LLC
Senate District: 4
House District: 57

Original Date Plan/Project Approved: 1/3/2006

Plan Description:

Project includes the acquisition, clearance and improvement of the site and construction of approximately 36 new residential units.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$4,740.00 Amount on Hand: \$4,740.00

Economic Activity Taxes:

Total received since inception: \$103.00 Amount on Hand: \$103.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$7,328,917.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

600 Washington Ave-St Louis City Centre (352-88)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Spinnaker Corporation
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 8/3/2006

Plan Description:

Conversion of the old St. Louis Centre Mall into a parking structure with retail on the first floor. The existing pedestrian bridges will be removed. Plan also calls for renovation of the One City Centre office tower.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 100 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

600 Washington Ave-St Louis City Centre (352-88)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$806,207.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,969.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,600,000.00

Anticipated TOTAL Project Costs: \$109,906,221.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

721 Olive Chemical Building (352-114)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Chemical Building Acquisition, LLC
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 11/24/2008

Plan Description:

The project proposes an historic rehabilitation to achieve a mix of residential condominium units on the fifth through seventeenth floors, 22500sf office space on the 2nd through 4th floors and 7500sf of ground floor retail space.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 110 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis
721 Olive Chemical Building (352-114)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,227,000.00

Anticipated TOTAL Project Costs: \$32,855,633.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

920 Olive/1000 Locust (352-24)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): 920/1000, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2002

Plan Description:

Adapt two multi-level historic masonry structures for 44 apartments plus ground floor retail and parking.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 49 | Actual to Date: | 30 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$545.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$286,379.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$133,638.00 Amount on Hand: \$545.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,667,732.00

Anticipated TOTAL Project Costs: \$18,277,761.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Adler Lofts (352-49)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Adler Lofts, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/6/2004

Plan Description:

Renovation of the five-story, 52,461sf property into 32 loft condo units with commercial space and related parking.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 40 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

Adler Lofts (352-49)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$39,557.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$37,065.00 Amount on Hand: \$37,065.00

Economic Activity Taxes:

Total received since inception: \$2,492.00 Amount on Hand: \$2,492.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$8,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Argyle Redevelopment Plan (352-7)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Treasurer, City of St. Louis, Missouri
Senate District: 4
House District: 64

Original Date Plan/Project Approved: 12/17/1998

Plan Description:

TIF is being used to back bonds issued by the city Treasurer to build the Argyle Garage to serve the surrounding commercial district, including the renovated Chase Park Plaza Apartments and Hotel.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 25 | Actual to Date: | 30 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

Argyle Redevelopment Plan (352-7)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$4,093,132.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,983,791.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$14,500,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

Army Ammunition Plant (352-72)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Goodfellow Acquisition, Inc.
Senate District: 4
House District: 57

Original Date Plan/Project Approved: 8/3/2005

Plan Description:

Proposed project was to be development of a large home improvement store of about 102,000sf indoor space and an additional 35,000sf outdoor garden center, plus an additional 19,500sf commercial/restaurant space in outlots.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 168 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,652,458.00

Anticipated TOTAL Project Costs: \$22,609,833.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Automobile Row (352-52)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Renaissance Development Associates, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/22/2004

Plan Description:

Renovation of nine properties into residential, office, commercial and parking spaces.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 30 | Actual to Date: | 45 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$205,763.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$197,354.00 Amount on Hand: \$134,638.00

Economic Activity Taxes:

Total received since inception: \$71,205.00 Amount on Hand: \$71,125.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$1,800,000.00

Anticipated TOTAL Project Costs: \$12,667,755.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Ballpark Lofts (352-84)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Ballpark Lofts I, LLC/BpL II, LLC/BpL III, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Renovation and rehabilitation of three buildings in the Cupples Station complex in downtown St. Louis city.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 400 | Actual to Date: | 10 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$77,331.00 As of: 6/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$76,854.00 Amount on Hand: \$76,854.00

Economic Activity Taxes:

 Total received since inception: \$477.00 Amount on Hand: \$477.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00
 Property Acquisition and Relocation Costs: \$0.00
 Project Implementation Costs: \$0.00
 Other: \$0.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,400,000.00

Anticipated TOTAL Project Costs: \$86,632,600.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Barton Street (Tabernacle Lofts) (352-44)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Tabernacle Lofts, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/2/2004

Plan Description:

Renovation of a 3-story, 26,000sf church and school property into 14 loft condominium units.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 2 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Barton Street (Tabernacle Lofts) (352-44)

Current Amount of Revenue in Special Allocation Fund: \$93,749.00 As of: 6/30/2009

Total received since inception: \$92,403.00 Amount on Hand: \$92,403.00

Total received since inception: \$1,346.00 Amount on Hand: \$1,346.00

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
|-----------------------------------------------|--------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: **\$370,000.00**

Anticipated TOTAL Project Costs: \$2,824,162.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Bee Hat Building (352-76)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): BHAT Development, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/9/2005

Plan Description:

Renovation of the historic Bee Hat Building into a mixed-use facility featuring 1st floor commercial and 36 1 - 2 bedroom market rate apartments.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 22 | Actual to Date: | 22 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,704.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$72,671.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$94,225.00 Amount on Hand: \$1,704.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,350,000.00

Anticipated TOTAL Project Costs: \$11,085,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Bottle District (352-59)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): BDL, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2004

Plan Description:

Renovation and new construction in eight blocks north of the Edward Jones Dome and west of Laclede's Landing for entertainment, commercial and residential uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|---|
| Projected: | 1400 | Actual to Date: | 0 |
|-------------------|------|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

Bottle District (352-59)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$12,202.00 Amount on Hand: \$12,202.00

Economic Activity Taxes:

Total received since inception: \$9,328.00 Amount on Hand: \$9,328.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$51,500,000.00

Anticipated TOTAL Project Costs: \$226,550,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Carondelet South - District #1 (352-110a)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Steins Broadway, Inc.
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 7/28/2008

Plan Description:

Rehabilitation of a former Coca-Cola syrup manufacturing plant at 8125 Michigan Avenue into 78 market-rate apartments and 22200sf commercial space and construction on vacant land of an additional 16 residential units.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs due to the conversion of a former factory to residential use and due to the fact that rents are significantly depressed in the area which make the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 110 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$25,522,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Carondelet South - District #2 (352-110b)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/28/2008

Plan Description:

Rehabilitation of the former Carondelet School into classroom and meeting room use for the Grace Hill Community Center.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs due in part to the depressed rents prevalent in the area which makes the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 10 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$498,649.00

Anticipated TOTAL Project Costs: \$6,622,777.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Carondelet South - District #3 (352-110c)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/28/2008

Plan Description:

Rehabilitation of approximately 9 market-rate apartments, 18000sf of commercial space and the construction of approximately 124 market-rate apartments.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs due in part to the depressed rents prevalent in the area which makes the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 90 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,726,000.00

Anticipated TOTAL Project Costs: \$14,897,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Carondelet South - District #4 (352-110d)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/28/2008

Plan Description:

Rehabilitation of the property into approximately 8 market-rate apartments and about 8520sf commercial space.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs due in part to the depressed rents prevalent in the area which makes the project financially unfeasible in the market

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 42 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$341,000.00

Anticipated TOTAL Project Costs: \$2,009,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Catlin Townhomes (352-41)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Rothschild Winzerling, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 3/30/2004

Plan Description:

Construct seven new attached townhouses on vacant land.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

Catlin Townhomes (352-41)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$143.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$40,042.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$693.00 Amount on Hand: \$143.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$422,000.00

Anticipated TOTAL Project Costs: \$2,814,460.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Chouteau / Newstead (352-100)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Saaman Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 12/27/2007

Plan Description:

Redevelopment of a vacant 1.4 acre site into 28 new residential townhomes. Each townhome will be about 1,800sf.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,850,000.00

Anticipated TOTAL Project Costs: \$8,275,802.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Chouteau Crossing (352-118)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Green Street Properties, LLC
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 2/9/2009

Plan Description:

2302 Papin will result in 120,000sf of LEED-Certified commercial-flex space (including office and warehousing). 2602 Papin will provide approximately 5000sf retail space.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 170 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,965,000.00

Anticipated TOTAL Project Costs: \$20,106,052.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Chouteau/Compton Industrial Center (352-6)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Chouteau Compton, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/23/1999

Plan Description:

A largely unoccupied industrial site has been cleaned up to provide for first class office/industrial/distribution warehouse uses to serve the region from this centralized location. Phase 1, a 40,000sf office building is complete.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 200 | Actual to Date: | 200 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 50 | Actual to Date: | 50 |
|-------------------|----|------------------------|----|

St. Louis

Chouteau/Compton Industrial Center (352-6)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$446,133.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$234,261.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,600,000.00

Anticipated TOTAL Project Costs: \$14,502,400.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

Convention Headquarters Hotel (352-03)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): HRI

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/13/1999

Plan Description:

Rehab two historic hotel buildings, the Statler and the Lenox, add a new hotel tower, ballrooms, retail and parking garage. Successor facility operator is Renaissance Hotels.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|-----|
| Projected: | 1000 | Actual to Date: | 600 |
|-------------------|------|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Convention Headquarters Hotel (352-03)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,389.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$16,231,836.00 Amount on Hand: \$5,389.00

Economic Activity Taxes:

Total received since inception: \$7,554,402.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$41,240,000.00

Anticipated TOTAL Project Costs: \$193,471,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Ctr for Emerging Tech/Doris Wing (352-11)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Dorris Building, L.P.

Senate District: 5

House District: 64

Original Date Plan/Project Approved: 12/17/1999

Plan Description:

The 50000sf Dorris property was acquired on September 1, 2000 after an \$8 million renovation. The building provides expansion space for the center's tenants and other start-up advanced technology companies and is expected to create 140 new jobs.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to suport development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 140 | Actual to Date: | 150 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$463,447.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$533,059.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,493,000.00

Anticipated TOTAL Project Costs: \$6,808,230.00

Financing Method: Pay-as-you-go; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

Cupples Station (352-2)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): McCormack Baron & Associates
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 3/18/1991

Plan Description:

Project involves the historic Cupples industrial complex and provides construction of a 256-room Westin Hotel, 750-space parking garage and 190 apartments plus retail in two buildings in three separate phases.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|-----|
| Projected: | 3000 | Actual to Date: | 500 |
|-------------------|------|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Cupples Station (352-2)

Current Amount of Revenue in Special Allocation Fund: \$130,811.00 As of: 6/30/2009

Total received since inception: \$3,669,239.00 Amount on Hand: \$17,571.00

Total received since inception: \$1,999,473.00 Amount on Hand: \$113,240.00

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
|-----------------------------------------------|--------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,278,919.00

Anticipated TOTAL Project Costs: \$44,860,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

St. Louis

Delmar East Loop (352-80D)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Loop TIF, Inc.

Senate District: 4

House District: 57

Original Date Plan/Project Approved: 1/3/2006

Plan Description:

This project includes property acquisition and public improvements; public parking, streetscape improvements, lighting, transportation infrastructure development and roadway improvements.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Delmar East Loop (352-80D)

Current Amount of Revenue in Special Allocation Fund: \$538,466.00 As of: 6/30/2009

Total received since inception: \$33,153.00 Amount on Hand: \$33,153.00

Total received since inception: \$505,313.00 Amount on Hand: \$505,313.00

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
|-----------------------------------------------|--------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,000,000.00

Anticipated TOTAL Project Costs: \$16,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Dogtown Walk (352-62)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Saaman Development, LLC

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 2/28/2005

Plan Description:

Approximately \$2.7 million in development and preparation of three lots for the construction of 10 residential townhouse units of approximately 1900sf each.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$30,663.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$30,663.00 Amount on Hand: \$30,663.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$415,000.00

Anticipated TOTAL Project Costs: \$2,700,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Dr. Martin Luther King Plaza (352-18)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Page Partners, LLC
Senate District: 5
House District: 60

Original Date Plan/Project Approved: 3/18/2002

Plan Description:

Construction of approximately 43,000sf new retail space, anchored by a 13,000sf Save-A-Lot grocery store. Project also includes several in-line retailers and one out-lot. The strip center is 100% leased out.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 100 | Actual to Date: | 100 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 5 | Actual to Date: | 5 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,042.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$437,728.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$594,567.00 Amount on Hand: \$3,042.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,250,000.00

Anticipated TOTAL Project Costs: \$6,913,000.00

Financing Method: Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

East Bank Lofts (352-64)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): CHD Design Development, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 2/28/2005

Plan Description:

Rehabilitation of the building and construction of commercial spaces on the first two floors and residential rental units on floors 3 through 8 and 15 parking spaces located underneath the building.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 25 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$678.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$47,453.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$952.00 Amount on Hand: \$678.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$8,085,845.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Edison Brothers Warehouse (352-8)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Breckenridge Edison Development, LC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/23/1999

Plan Description:

Conversion of unoccupied warehouse into a 300-room Sheraton Hotel with four levels of parking and recreational/meeting facilities. Though not a part of the TIF, a portion of the 900,000sf building was built into 76 condo units.

Plan/Project Status: Fully Operational

Area Type: Blight & Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 300 | Actual to Date: | 300 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,574.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$3,815,659.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,151,336.00 Amount on Hand: \$5,574.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,300,000.00

Anticipated TOTAL Project Costs: \$36,536,858.00

Financing Method: TIF Notes; Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

Ely Walker Lofts (352-73)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Orchard Development Group

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/5/2005

Plan Description:

Conversion of a seven-story building into 168 residential units, commercial space and parking.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 125 | Actual to Date: | 35 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$35,226.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$474,429.00 Amount on Hand: \$35,226.00

Economic Activity Taxes:

Total received since inception: \$1,778.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$6,000,000.00

Anticipated TOTAL Project Costs: \$44,209,442.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Euclid-Buckingham Garage (352-81)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Treasurer, City of St. Louis
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 3/22/2006

Plan Description:

Construction of a parking garage with up to 140 parking spaces. The development also includes 45 loft-style residential condominium units above the garage and approximately 6100sf street-level retail space, both of which will not be TIF-assisted.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 3 | Actual to Date: | 20 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Euclid-Buckingham Garage (352-81

Current Amount of Revenue in Special Allocation Fund: \$13,200.00 As of: 6/30/2009

| | | | |
|---------------------------------|-------------|-----------------|-------------|
| Total received since inception: | \$13,198.00 | Amount on Hand: | \$13,198.00 |
|---------------------------------|-------------|-----------------|-------------|

| | | | |
|---------------------------------|----------|-----------------|----------|
| Total received since inception: | \$102.00 | Amount on Hand: | \$102.00 |
|---------------------------------|----------|-----------------|----------|

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
|-----------------------------------------------|--------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: **\$2,000,000.00**

Anticipated TOTAL Project Costs: \$23,574,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Fashion Square Lofts-1301 Washington Ave (352-37)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Fashion Square, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/23/2003

Plan Description:

Renovation of an existing 122,400sf eleven-story building for 96 apartments and approximately 48,600sf commercial and retail uses.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 30 | Actual to Date: | 30 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

Fashion Square Lofts-1301 Washington Ave (352-37)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$64.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$539,950.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$130,256.00 Amount on Hand: \$64.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,700,000.00

Anticipated TOTAL Project Costs: \$29,262,334.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Ford Building (352-121)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Blue Shutters Development
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 2/9/2009

Plan Description:

Project is anticipated to create 6000sf retail space on the first floor and reconstruct floors 2-14 to include three two-bedroom units on each floor at monthly rents per unit of \$1,050. Commercial space is designed to capture \$18 per sf rent.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs due mainly to historic renovations made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 18 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$900,000.00

Anticipated TOTAL Project Costs: \$11,511,494.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Gaslight Square East (352-51)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Gaslight Square Place, III, LLC

Senate District: 4

House District: 58

Original Date Plan/Project Approved: 12/22/2004

Plan Description:

Construct public improvements to support construction of 44 townhouses and a lot for a condominium development in addition to two buildings for later development.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$870,257.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$69,240.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,100,000.00

Anticipated TOTAL Project Costs: \$53,495,200.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Georgian Square (352-36 RPA 3)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Gilded Age/Komen Properties

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/23/2003

Plan Description:

New retail construction. Currently a Walgreen Drug Store is under construction.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 30 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,538.00 As of: 6/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$3,538.00 Amount on Hand: \$3,538.00

Economic Activity Taxes:

 Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,200,000.00

Anticipated TOTAL Project Costs: \$32,932,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

GEW Lofts (352-92)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): The George E. Walsh Building, LLC
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 2/13/2007

Plan Description:

Rehabilitate the five buildings collectively known as the George E. Walsh Building into residential and commercial uses.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 100 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

GEW Lofts (352-92)

Current Amount of Revenue in Special Allocation Fund: \$30,446.00 As of: 6/30/2009

Total received since inception: \$26,904.00 Amount on Hand: \$26,904.00

| | | | |
|---------------------------------|------------|-----------------|------------|
| Total received since inception: | \$3,542.00 | Amount on Hand: | \$3,542.00 |
|---------------------------------|------------|-----------------|------------|

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
|-----------------------------------------------|--------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,200,000.00

Anticipated TOTAL Project Costs: \$19,239,131.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Grace Lofts (352-28)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): McGowan Brothers Development Corp, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/25/2003

Plan Description:

Adaptive reuse of an 8-story, 60,000sf building for 24 loft apartments plus first and second floor commercial.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 76 | Actual to Date: | 60 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,588.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$191,167.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$128,752.00 Amount on Hand: \$1,588.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,800,000.00

Anticipated TOTAL Project Costs: \$9,793,045.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Grand and Shenandoah (352-94)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): First & Main Properties, LLC
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 2/26/2007

Plan Description:

This project will involve the construction of a new mixed-use commercial building with 14,000sf retail and 16,000sf office space. The second part of the project will rehabilitate the 'Pelican Building' on the site into retail space.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 125 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$7,053,437.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Grand Center (352-20)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Grand Center, Inc.
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 12/10/2002

Plan Description:

A TIF district to engage some 20 - 30 interrelated arts, entertainment, commercial and residential projects. The projects support the city's performing arts center connecting downtown with the Central West End neighborhood.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|------|------------------------|---|
| Projected: | 3900 | Actual to Date: | 0 |
|-------------------|------|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$588,923.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,567,590.00 Amount on Hand: \$591.00

Economic Activity Taxes:

Total received since inception: \$2,590,033.00 Amount on Hand: \$588,332.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$104,679,000.00

Anticipated TOTAL Project Costs: \$531,316,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Gravois Plaza (352-13)

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Kimco Realty Corporation

Senate District: 5

House District: 67

Original Date Plan/Project Approved: 11/30/2001

Plan Description:

Demolition of the existing Gravois Plaza Shopping Center, Reconstruct the shopping mall, anchored by a 125,000sf Shop 'n Save supermarket with adjacent retail shops.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market place, required significant public infrastructure

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 120 | Actual to Date: | 200 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 102 | Actual to Date: | 102 |
|-------------------|-----|------------------------|-----|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,641.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$841,474.00 Amount on Hand: \$2,188.00

Economic Activity Taxes:

Total received since inception: \$1,482,383.00 Amount on Hand: \$4,453.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,049,000.00

Anticipated TOTAL Project Costs: \$18,200,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Hadley Dean Building (352-125)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Loftworks, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

Plan Description:

Redevelopment of the building to include 5,150sf for the Mango Peruvian Restaurant. Floors 3-7 will be rehabbed to include office space on each floor. The basement will also provide space for office uses. The 2nd floor is not included in the TIF.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 94

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$950,000.00

Anticipated TOTAL Project Costs: \$3,600,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Hampton Inn at The Highlands (352-38)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Hampton Hotel, LLC

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 3/14/2004

Plan Description:

New construction of a 118-room hotel on vacant land.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|-----|
| Projected: | 50 | Actual to Date: | 178 |
|-------------------|----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

Hampton Inn at The Highlands (352-38)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$319.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$523,925.00 Amount on Hand: \$319.00

Economic Activity Taxes:

Total received since inception: \$12,390.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$14,036,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Jefferson Arms (352-87)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s):

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/3/2006

Plan Description:

Rehabilitate the existing residential structure into a mixed-use structure.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 400 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,750,000.00

Anticipated TOTAL Project Costs: \$80,133,007.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Laclede Power House (352-101)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Metropolitan Development - Laclede Power, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 2/27/2008

Plan Description:

Renovation of the 4-story structure of approximately 75,825sf to include a first floor commercial/entertainment venue and approximately 50,124sf office space. Project will also include an outdoor music venue near the Trailnet North bike trailhead.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs due mostly to historic renovations and hazardous materials on the site which made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 150 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,142,000.00

Anticipated TOTAL Project Costs: \$11,722,084.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Lafayette Square Historic District (352-14)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Near Southside Improvement Corp.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/26/2001

Plan Description:

Restoration of vacant buildings and sites, improving access, circulation and parking. Make basic improvements to streets, sidewalks, parks and improvement of neighborhood services and amenities.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 350 | Actual to Date: | 300 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 75 | Actual to Date: | 75 |
|-------------------|----|------------------------|----|

Lafayette Square Historic District (352-14)

Current Amount of Revenue in Special Allocation Fund: \$16,661.00 As of: 6/30/2009

Total received since inception: \$589,880.00 Amount on Hand: \$7,818.00

Total received since inception: \$947,941.00 Amount on Hand: \$8,843.00

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
|-----------------------------------------------|--------|

| | |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> Property Acquisition and Relocation Costs: </div> | <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> \$0.00 </div> |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,161,000.00

Anticipated TOTAL Project Costs: \$18,200,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

LaSalle Building (352-111)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): LaSalle Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/28/2008

Plan Description:

Rehabilitation of the 13-story building into approximately 1750sf retail space on the first floor and 30,250sf of office space on floors 2-13.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs mainly due to the trend of building individually-designed commercial condominiums instead of traditional office spaces made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 127 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$6,609,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Leather Trades Building (352-99)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s):

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/7/2007

Plan Description:

Rehabilitation of a former warehouse into commercial and residential uses. The project would build 59 residential units with the first floor being reserved for commercial.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 20 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,142,000.00

Anticipated TOTAL Project Costs: \$11,722,084.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Lindell Condominiums (352-79)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Opus NWR Development, LLC
Senate District: 4
House District: 64

Original Date Plan/Project Approved: 1/3/2006

Plan Description:

Redevelopment consisting of the acquisition and demolition of the existing building located at the site and new construction of a full-amenity high rise tower with approximately 200 condominiums, parking and retail.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 30 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Lindell Condominiums (352-79)

Current Amount of Revenue in Special Allocation Fund: \$85,532.00 As of: 6/30/2009

Total received since inception: \$85,110.00 Amount on Hand: \$85,110.00

| | | | |
|---------------------------------|----------|-----------------|----------|
| Total received since inception: | \$422.00 | Amount on Hand: | \$422.00 |
|---------------------------------|----------|-----------------|----------|

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
|-----------------------------------------------|--------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: **\$9,500,000.00**

Anticipated TOTAL Project Costs: \$92,606,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Loop Hotel (352-80A)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Loop Hotel, LLC

Senate District: 4

House District: 57

Original Date Plan/Project Approved: 1/3/2006

Plan Description:

Construction of a 120-room hotel.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 65 | Actual to Date: | 65 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$7,848.00 Amount on Hand: \$7,848.00

Economic Activity Taxes:

Total received since inception: \$437.00 Amount on Hand: \$447.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,100,000.00

Anticipated TOTAL Project Costs: \$19,676,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Louderman Building (352-25)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Louderman Building, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2002

Plan Description:

Adaptive reuse of multi-level office building for condominiums, three floors of office spaces, ground floor retail plus parking.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 137 | Actual to Date: | 85 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 5 | Actual to Date: | 5 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$486.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$396,027.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$168,095.00 Amount on Hand: \$486.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Loughborough Commons (352-61)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): The Desco Group, Inc.

Senate District: 1

House District: 108

Original Date Plan/Project Approved: 2/28/2005

Plan Description:

Construction of a new Schnuck's supercenter prototype store of 63,000sf, a national hardware retailer consisting of 116,000sf and additional general retail of up to 50,000sf and 4 or 5 outlots to include financial services, fast food restaurants, etc.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 300 | Actual to Date: | 300 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Loughborough Commons (352-61)

Current Amount of Revenue in Special Allocation Fund: \$181,242.00 As of: 6/30/2009

Total received since inception: \$392,934.00 Amount on Hand: \$13.00

Total received since inception: \$2,129,518.00 Amount on Hand: \$181,229.00

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
|-----------------------------------------------|--------|

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,000,000.00

Anticipated TOTAL Project Costs: \$40,000,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Ludwig Lofts (352-53)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Ludwig Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 3/22/2006

Plan Description:

Rehabilitation of the two buildings into first floor retail and residential condominiums in the upper floors.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 52 | Actual to Date: | 60 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

Ludwig Lofts (352-53)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$163.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$14,480.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,458.00 Amount on Hand: \$163.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$850,000.00

Anticipated TOTAL Project Costs: \$7,130,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Magnolia - Thurman (352-103)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Magnolia - Thurman, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 4/24/2008

Plan Description:

Renovate and rehabilitate the building and adjacent lot into approximately 24 residential condominiums and related parking

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs due mostly to the historic nature of the structure which made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Magnolia - Thurman (352-103)

Current anticipated estimated number of years to retirement: 21

St. Louis

Marquette Building (352-57)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): TLG Marquette, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 12/22/2004

Plan Description:

Renovation of the 21-story building into 81 residential condominiums, 35 apartments, a YMCA facility with ground floor and lower level commercial uses.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 81 | Actual to Date: | 81 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$418.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$529,655.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$17,354.00 Amount on Hand: \$418.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$54,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Maryland Plaza North (352-7p1)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Rothschild Development, LTD

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/2/2004

Plan Description:

Renovation of seven townhomes on fourteen lots into approximately twenty condominiums.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$84,827.00 As of: 6/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$84,445.00 Amount on Hand: \$84,445.00

Economic Activity Taxes:

 Total received since inception: \$282.00 Amount on Hand: \$282.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,030,000.00

Anticipated TOTAL Project Costs: \$10,200,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Maryland Plaza South (352-7p2)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Koplar Properties, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/2/2004

Plan Description:

Redevelopment of the former Saks store and Medical Arts Building and Greenberg Gallery into commercial and retail/office facilities.

Plan/Project Status: Fully Operational

Area Type: Blight & Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 100 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: (\$21,344.00) As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$243,848.00 Amount on Hand: (\$24,233.00)

Economic Activity Taxes:

Total received since inception: \$135,332.00 Amount on Hand: \$2,889.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,850,000.00

Anticipated TOTAL Project Costs: \$20,571,935.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Midtown Lofts (352-116)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Midtown, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

2/9/2009

Plan Description:

Renovation of the subject properties into a variety of residential, office and commercial uses. Developer will provide 10,373sf commercial and 7015sf residential space.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs due to historic rehabilitation requirements which made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 58

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Midtown Lofts (352-116)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$700,000.00

Anticipated TOTAL Project Costs: \$5,609,529.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Mississippi Place (352-56)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/22/2004

Plan Description:

Construction of 16 new townhomes including off-street parking in the project area.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,896.00 As of: 6/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$5,991.00 Amount on Hand: \$5,991.00

Economic Activity Taxes:

 Total received since inception: (\$95.00) Amount on Hand: (\$95.00)

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs: \$825,000.00

Anticipated TOTAL Project Costs: \$4,592,938.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Moon Bros. Carriage Lofts (352-67)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Loftworks, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/3/2005

Plan Description:

Renovation and conversion of a five story building into 43 condominiums and two commercial units and construction of a parking structure on the adjoining lot to the west of the building.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 15 | Actual to Date: | 10 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,242.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$183,465.00 Amount on Hand: \$2,242.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$10,675,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Nadira Place (352-104)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Kwame Building Group, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 12/27/2007

Plan Description:

Construction of a new, seven-story multi-use building. The development will consist of 24,000sf commercial space, 6,000sf residential space, 3,000sf retail and 9,000sf off-street parking.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 108 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,175,000.00

Anticipated TOTAL Project Costs: \$8,249,978.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Northside Regeneration (352-126)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Northside Regeneration, LLC
Senate District: 4
House District: 54

Original Date Plan/Project Approved:

Plan Description:

Projects are located immediately north of downtown St. Louis and contain 4,634 parcels in 1,112 acres. In total, developer proposes construction of 4.5 million sf office & business space, 1 million sr retail, 2200 new single family homes and 7800 apts.

Plan/Project Status: Starting Up

Area Type: Blight, Conservation & Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-------|------------------------|---|
| Projected: | 65245 | Actual to Date: | 0 |
|-------------------|-------|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$410,000,000.00

Anticipated TOTAL Project Costs: \$8,058,162,648.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Old Post Office Building (352-15)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Old Post Office Developers, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 7/23/2007

Plan Description:

Renovation of the five-level 242,000sf historic Old Post Office Building, acquired from the GSA and developed for office and retail including the Missouri Court of Appeals and Webster University.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 300 | Actual to Date: | 330 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

Old Post Office Building (352-15)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,177.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$402,580.00 Amount on Hand: \$5,177.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,655,220.00

Anticipated TOTAL Project Costs: \$34,950,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Page Partners III/Walgreens (352-89)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Page Partners III

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 11/7/2006

Plan Description:

New construction of a 14,738sf Walgreens Drug store and related parking.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 50 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,475.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$54,357.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$55,226.00 Amount on Hand: \$3,475.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$5,126,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Park Pacific (352-90)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Parkside Tower, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/3/2006

Plan Description:

Rehabilitation of the old Union Pacific Building into residential apartments.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 330 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$96,850.00 As of: 6/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$96,092.00 Amount on Hand: \$96,092.00

Economic Activity Taxes:

 Total received since inception: \$758.00 Amount on Hand: \$758.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,460,000.00

Anticipated TOTAL Project Costs: \$125,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Paul Brown/Arcade Building (352-26)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s):

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/10/2002

Plan Description:

Adaptive reuse of the Paul Brown Building for 222 apartments, ground floor retail and parking.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 160 | Actual to Date: | 105 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$735,252.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,710.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,264,200.00

Anticipated TOTAL Project Costs: \$143,138,400.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Pet Building (352-65)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Balke-Brown Associates
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 8/9/2005

Plan Description:

Conversion of the Pet Building, currently a vacant commercial structure into 118 residential units and 8,500sf commercial usage. Total project cost is estimated to be about \$40,000,000.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 25 | Actual to Date: | 5 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$422,282.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,327.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$43,495,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Printer's Lofts; 1601-27 Locust St. (352-32)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Printer's Lofts, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 7/23/2003

Plan Description:

Renovation of two existing structures for 17,500sf ground floor commercial, 121,725sf of residential in 74 loft condos, plus parking and new construction of a mixed-use building on the remainder of the site

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 5 | Actual to Date: | 5 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

Printer's Lofts; 1601-27 Locust St. (352-32)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,658.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$512,487.00 Amount on Hand: \$8,473.00

Economic Activity Taxes:

Total received since inception: \$25,953.00 Amount on Hand: \$185.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,880,000.00

Anticipated TOTAL Project Costs: \$26,502,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Railway Lofts-1619 Washington Ave (352-39)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): 1619 Washington, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 3/10/2004

Plan Description:

Renovation of an existing 96,000sf nine-story building for ground floor commercial and 41 residential condominiums.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 5 | Actual to Date: | 5 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$353,260.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$9,662.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,583,379.00

Anticipated TOTAL Project Costs: \$13,216,575.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

REO (352-117)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Midtown TIF Company, Inc.
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 2/9/2009

Plan Description:

3151-47 Locust will be redeveloped into a mixed-use building containing office, restaurant, retail, a live/work space and nine residential apartments. 3144 Locust will be made into parking to support the project.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 35 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$600,000.00

Anticipated TOTAL Project Costs: \$5,156,023.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Scullin Redevelopment/St. Louis Mktplace (352-1)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Coast Commercial
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 7/20/1990

Plan Description:

A \$43 million, 461,000sf 'power center' retail facility with four out-parcels and 2450 parking spaces on a 52-acre site. Public benefit was to demolish largely unused deteriorating Rolling/Mill Steel Co and relocate RR line to make site accessible.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 500 | Actual to Date: | 700 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

Scullin Redevelopment/St. Louis Mktplace (352-1)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$32.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$11,271,904.00 Amount on Hand: \$32.00

Economic Activity Taxes:

Total received since inception: \$10,877,528.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,365,000.00

Anticipated TOTAL Project Costs: \$53,312,932.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

St. Louis

Security Building (352-40)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Security Building Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 3/10/2004

Plan Description:

Renovation of the circa 1891 historic building containing 128,000sf in eleven stories into office and retail spaces.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 200 | Actual to Date: | 81 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 200 | Actual to Date: | 150 |
|-------------------|-----|------------------------|-----|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$24,369.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$386,095.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$181,600.00 Amount on Hand: \$34,689.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$13,201,397.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Shenandoah Place (352-42)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Minnesota Development Partners, LLC

Senate District: 5

House District: 59

Original Date Plan/Project Approved: 3/30/2004

Plan Description:

Renovate three four-family two-story buildings into six for sale condominiums.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$104.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$41,715.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$750.00 Amount on Hand: \$104.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$231,540.00

Anticipated TOTAL Project Costs: \$1,549,416.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Sky Wheel (352-119)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Sky Wheel St. Louis, LLC
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 2/9/2009

Plan Description:

The project will provide an observation (Ferris) wheel, where passengers ride for 12-15 minutes in one of 42 gondolas, each seating up to six and outfitted with video screens. The wheel itself will also provide illuminated multi-color LED lights.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 7 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,390,000.00

Anticipated TOTAL Project Costs: \$11,670,421.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Soulard Market Apartments (352-34)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Carriage Apartments, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/23/2004

Plan Description:

Renovation of the 5-story Welsch Baby Carriage building for 127,032sf of residential space in 132 apartments and 23,618sf commercial space plus residential parking.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 5 | Actual to Date: | 15 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

Soulard Market Apartments (352-34)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$820.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$461,769.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$62,741.00 Amount on Hand: \$820.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,400,000.00

Anticipated TOTAL Project Costs: \$29,226,315.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Southside National Bank (352-75)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Southside National, LLC

Senate District: 4

House District: 67

Original Date Plan/Project Approved: 8/9/2005

Plan Description:

Conversion of the Southside National Bank Building into commercial space and residential units.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 30 | Actual to Date: | 30 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$67,795.00 As of: 6/30/2009

Payments in Lieu of Taxes:

 Total received since inception: \$66,217.00 Amount on Hand: \$66,217.00

Economic Activity Taxes:

 Total received since inception: \$1,578.00 Amount on Hand: \$1,578.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$6,688,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Southtown (352-31)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Developer's Diversified Realty (DDR)

Senate District: 4

House District: 66

Original Date Plan/Project Approved: 7/3/2003

Plan Description:

Construct approximately 97,000sf of one story retail space including two retail strips and three out-parcel developments.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 200 | Actual to Date: | 200 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 30 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$103,048.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$444,098.00 Amount on Hand: \$1.00

Economic Activity Taxes:

Total received since inception: \$1,049,852.00 Amount on Hand: \$103,047.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,500,000.00

Anticipated TOTAL Project Costs: \$30,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Station G Apartments (352-106)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Hepfner, Smith, Airhart & Day, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 6/24/2008

Plan Description:

Construction of 201 new residential apartments and approximately 3,300sf commercial space on 2.83 acres on the northeast corner of Chouteau Avenue and Taylor Avenue.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs due mostly to the project site being a former tank farm which made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 10 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,681,000.00

Anticipated TOTAL Project Costs: \$28,085,100.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Switzer Building (352-69)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Clarinet, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/5/2005

Plan Description:

Project was conceived to renovate and convert a five story building into 25 residential condominiums, commercial space and related parking. Project was cancelled in 2006 after the building collapsed in a severe windstorm.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,120.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$4,120.00 Amount on Hand: \$4,120.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,340,000.00

Anticipated TOTAL Project Costs: \$10,784,450.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Syndicate Trust Building (352-77)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Syndicate Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 1/18/2006

Plan Description:

Renovation and rehabilitating the Syndicate Trust Building providing 91 for sale residential condominiums, 84 loft-style rental apartments and office and retail spaces.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 75 | Actual to Date: | 15 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$342,807.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$335,705.00 Amount on Hand: \$335,705.00

Economic Activity Taxes:

Total received since inception: \$7,102.00 Amount on Hand: \$7,102.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,718,000.00

Anticipated TOTAL Project Costs: \$68,897,200.00

Financing Method: Pay-as-you-go; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Taylor Carrie (352-123)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Green Street Properties, LLC
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 6/9/2009

Plan Description:

Development to occur in two phases and includes construction of a 95,700sf commercial building for warehouse, office, showroom, service spaces, and redevelopment of the 860,000sf former rail yard to support warehousing industrial uses.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 186 |
|-------------------|---|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 100 | Actual to Date: | 100 |
|-------------------|-----|------------------------|-----|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,150,000.00

Anticipated TOTAL Project Costs: \$46,437,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Terra Cotta Annex & Garage (352-29)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): 1501 Locust Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 6/12/2003

Plan Description:

The developer has completed 100 Terra Cotta Loft condominiums. This project rehabs the adjacent building for 75 additional condos. The construction of a parking garage to serve the 175 units and some public parking has been completed.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 76 | Actual to Date: | 60 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Terra Cotta Annex & Garage (352-29)

Current Amount of Revenue in Special Allocation Fund: \$13,839.00 As of: 6/30/2009

Total received since inception: \$569,415.00 Amount on Hand: \$12,081.00

Total received since inception: \$121,835.00 Amount on Hand: \$1,758.00

Public Infrastructure/Site Development Costs: \$0.00

| | |
|--------------------------------------------|--------|
| Property Acquisition and Relocation Costs: | \$0.00 |
|--------------------------------------------|--------|

| | |
|-------------------------------|--------|
| Project Implementation Costs: | \$0.00 |
|-------------------------------|--------|

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,500,000.00

Anticipated TOTAL Project Costs: \$24,398,026.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

The Cloisters-2500 S. 18th St (352-35)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): Restoration St. Louis, Inc.
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 7/23/2003

Plan Description:

Renovation of a 27,000sf building complex originally used as a religious convent and more recently as a nursing home, into 21 apartments with on-site parking.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$90,258.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$90,258.00 Amount on Hand: \$90,258.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$550,000.00

Anticipated TOTAL Project Costs: \$3,800,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

The Foundary (352-95)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): 1911 Locust Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 5/30/2007

Plan Description:

Rehabilitation of a former industrial building into commercial and retail spaces.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 20 | Actual to Date: | 20 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$117.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$117.00 Amount on Hand: \$117.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$400,000.00

Anticipated TOTAL Project Costs: \$4,385,305.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

The Georgian @ City Hospital (352-36)

Contact Agency: St. Louis
Contact Phone: 314-622-3400
Developer(s): City Hospital Development, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 7/23/2004

Plan Description:

Renovate an abandoned 5-story, 153,000sf hospital built in 1912 for development of 101 residential condominiums. Other buildings in the complex and vacant land around the main building are being developed for multi-use projects.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 30 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

The Georgian @ City Hospital (352-36)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$44,702.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$517,092.00 Amount on Hand: \$43,404.00

Economic Activity Taxes:

Total received since inception: \$24,878.00 Amount on Hand: \$1,298.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$24,068,124.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

The Laurel / 555 Washington (352-109)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Dillard's Building, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/28/2008

Plan Description:

Rehabilitation and redevelopment of the former Dillard's Building into retail & restaurant space of 30000sf, 78 apartments and 110 condominiums and a 212-room hotel with on-site parking to be known as "The Laurel".

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs due in part to the building's being vacant for many years resulting in higher than normal costs for adaptive reuse causing the project to be financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 340 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

The Laurel / 555 Washington (352-109)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$32,000,000.00

Anticipated TOTAL Project Costs: \$182,051,185.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

The Loop Center North (352-80B)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Loop Center North, LLC

Senate District: 4

House District: 57

Original Date Plan/Project Approved: 1/3/2006

Plan Description:

Construction of a two-story brick building containing a total of 33,600sf for retail and office uses.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 71 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$7,213,665.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

The Union Club (352-83)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Gilded Ave Renovation, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 3/22/2006

Plan Description:

New mixed-use construction that consists of commercial, residential space and office spaces. The project includes 39 residential units, 6000sf commercial space and 8000sf office space.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|---|
| Projected: | 50 | Actual to Date: | 0 |
|-------------------|----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$798.00 Amount on Hand: \$798.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,900,000.00

Anticipated TOTAL Project Costs: \$11,678,070.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Tudor Building (352-91)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): 1818 Washington;Tudor Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 2/20/2007

Plan Description:

Renovate the Tudor Building into first floor retail and second floor residential condominiums.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 75 | Actual to Date: | 50 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

Tudor Building (352-91)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$54,901.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$54,557.00 Amount on Hand: \$54,557.00

Economic Activity Taxes:

Total received since inception: \$344.00 Amount on Hand: \$344.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,380,000.00

Anticipated TOTAL Project Costs: \$33,895,535.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Ventana Lofts (352-68)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): Jacob Development Group, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/5/2005

Plan Description:

Conversion of the nine-story building at the site into 96 residential condominium units, commercial space and parking.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 5 | Actual to Date: | 5 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$147,236.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$140,585.00 Amount on Hand: \$140,585.00

Economic Activity Taxes:

Total received since inception: \$5,953.00 Amount on Hand: \$6,651.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,330,000.00

Anticipated TOTAL Project Costs: \$20,930,180.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Walter Knoll Florist Row (352-27)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): W.C & D. Enterprises (Walter Knoll Florist)

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/10/2002

Plan Description:

Renovate and expand buildings to accommodate a relocated floral supply company for wholesale and retail businesses.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 76 | Actual to Date: | 60 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

Walter Knoll Florist Row (352-27)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,630.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$56,425.00 Amount on Hand: \$172.00

Economic Activity Taxes:

Total received since inception: \$230,590.00 Amount on Hand: \$8,458.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$3,013,650.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Warehouse of Fixtures (352-50)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): University Village Apartments, LP

Senate District: 5

House District: 64

Original Date Plan/Project Approved: 8/2/2004

Plan Description:

Renovation of seven buildings, totaling 340,000sf into 200 loft apartment units, commercial uses and related parking.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 170 | Actual to Date: | 120 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Warehouse of Fixtures (352-50)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$870,257.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$69,240.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,100,000.00

Anticipated TOTAL Project Costs: \$56,495,200.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Washington East Condominiums (352-54)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s):

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/22/2004

Plan Description:

Redevelopment of the TIF site buildings, plus a building at 1010 Lucas Street, not in the TIF into retail, office and residential condominiums with associated parking.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 64 | Actual to Date: | 42 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 30 |
|-------------------|---|------------------------|----|

St. Louis

Washington East Condominiums (352-54)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,055.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$577,841.00 Amount on Hand: \$11,986.00

Economic Activity Taxes:

Total received since inception: \$84,303.00 Amount on Hand: \$69.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,300,000.00

Anticipated TOTAL Project Costs: \$60,280,847.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Willy's Overland Building (352-66)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): The National System, Inc.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 6/27/2005

Plan Description:

Acquisition, renovation and equipping of the Willy's Overland Building.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 200 | Actual to Date: | 200 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis

Willy's Overland Building (352-66)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,137.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$7,778.00 Amount on Hand: \$7,778.00

Economic Activity Taxes:

Total received since inception: \$245,271.00 Amount on Hand: \$359.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,800,000.00

Anticipated TOTAL Project Costs: \$12,300,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Window's Lofts; 1601 Washington Ave. (352-33)

Contact Agency: St. Louis

Contact Phone: 314-622-3400

Developer(s): 1601 Washington, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/23/2003

Plan Description:

Renovate existing 120,000sf building for 75,250sf commercial uses and 45,150sf for 33 residential loft condominiums.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 82 | Actual to Date: | 82 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,348.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$456,096.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$151,422.00 Amount on Hand: \$1,348.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$15,835,160.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis County

Grasso Plaza Redevelopment Area

Contact Agency: St. Louis County

Contact Phone: 314-615-2515

Developer(s): Grasso Plaza Development Company

Senate District: 15

House District: 65

Original Date Plan/Project Approved: 4/21/2004

Plan Description:

Demolition of certain existing structures, payment of relocation expenses, construction, improvement, renovation and reconstruction of buildings and infrastructure and other related site improvements for a commercial retail center.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 200 | Actual to Date: | 200 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis County
Grasso Plaza Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$165,372.65 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$259,043.38 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$249,788.44 Amount on Hand: \$165,372.65

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$880,000.00 |
| Property Acquisition and Relocation Costs: | \$300,000.00 |
| Project Implementation Costs: | \$1,595,000.00 |
| Other: | \$725,000.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$3,500,000.00

Anticipated TOTAL Project Costs: \$18,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis County

Lambert Airport Eastern Perimeter TIF RPA 1

Contact Agency: St. Louis County

Contact Phone: 314-615-2515

Developer(s): North Park Partners, LLC

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 7/13/2004

Plan Description:

Completion of public infrastructure improvements necessary for construction of approximately 5.6 million sf business and industrial park. Project includes improvements to and creation of the Maline Creek greenway.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-------|------------------------|-----|
| Projected: | 12000 | Actual to Date: | 168 |
|-------------------|-------|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis County

Lambert Airport Eastern Perimeter TIF RPA 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$38,400.55 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$319,735.01 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$96,443.79 Amount on Hand: \$38,400.55

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|-----------------|
| Public Infrastructure/Site Development Costs: | \$23,035,473.00 |
| Property Acquisition and Relocation Costs: | \$25,567,160.00 |
| Project Implementation Costs: | \$3,242,367.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$51,845,000.00

Anticipated TOTAL Project Costs: \$107,000,000.00

Financing Method: TIF Notes, TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis County

Lambert Airport Eastern Perimeter TIF RPA 2

Contact Agency: St. Louis County

Contact Phone: 314-615-2515

Developer(s):

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 7/13/2004

Plan Description:

A single family neighborhood incorporating renovation of existing occupied single-family residences, selected renovations of vacant single-family residences and the construction of new single-family residences.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis County

Lambert Airport Eastern Perimeter TIF RPA 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,836,530.00

Anticipated TOTAL Project Costs: \$18,421,095.00

Financing Method: TIF Notes, TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis County

Lambert Airport Eastern Perimeter TIF RPA 3

Contact Agency: St. Louis County

Contact Phone: 314-615-2515

Developer(s):

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 8/18/2005

Plan Description:

The plan calls for a mixed-use development with commercial, retail and warehouse spaces.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis County

Lambert Airport Eastern Perimeter TIF RPA 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,000,000.00

Anticipated TOTAL Project Costs: \$8,510,000.00

Financing Method: TIF Notes, TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis County

Lambert Airport Eastern Perimeter TIF RPA 3(a)

Contact Agency: St. Louis County

Contact Phone: 314-615-2515

Developer(s):

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 8/18/2005

Plan Description:

Demolition of certain existing structures, payment of relocation expenses, construction, improvement, renovation of buildings and infrastructure and other related site improvements for a commercial retail center.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Louis County

Lambert Airport Eastern Perimeter TIF RPA 3(a)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,000,000.00

Anticipated TOTAL Project Costs: \$8,510,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis County

Mayfair Plaza TIF Redevelopment Area

Contact Agency: St. Louis County

Contact Phone: 314-615-2515

Developer(s): Koman Properties, Inc/Mayfair Acquisitions, LLC

Senate District: 13

House District: 81

Original Date Plan/Project Approved: 8/16/2006

Plan Description:

Acquisition, renovation and reconstruction of the Mayfair Plaza Shopping Center and parcels adjacent thereto and reconstruction of new retail and commercial space and outlots and related infrastructure improvements.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|----|
| Projected: | 0 | Actual to Date: | 50 |
|-------------------|---|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|-----|
| Projected: | 0 | Actual to Date: | 200 |
|-------------------|---|------------------------|-----|

St. Louis County
Mayfair Plaza TIF Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,250.51 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$25,924.17 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$13,804.22 Amount on Hand: \$2,250.51

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$3,697,500.00 |
| Property Acquisition and Relocation Costs: | \$2,800,000.00 |
| Project Implementation Costs: | \$2,426,165.00 |
| Other: | \$847,068.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$9,770,733.00

Anticipated TOTAL Project Costs: \$9,770,733.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 22

St. Peters

Old Town Redevelopment Area

Contact Agency: St. Peters

Contact Phone: 636-477-6214

Developer(s):

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 5/23/1996

Plan Description:

The project will make use of TIF funds to increase flood protection to 500-year flood levels, which will encourage redevelopment of tracts fronting I-70, development of necessary infrastructure for industrial sites north of the railroad tracks.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 192 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

St. Peters
Old Town Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,462,763.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$2,894,355.00 Amount on Hand: \$2,325,415.00

Economic Activity Taxes:

Total received since inception: \$2,759,621.00 Amount on Hand: \$1,137,348.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$8,130,000.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$200,000.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$8,330,000.00

Anticipated TOTAL Project Costs: \$236,100,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

St. Peters

St. Peters Centre Redevelopment Area

Contact Agency: St. Peters

Contact Phone: 636-477-6600

Developer(s): Costco Wholesale Corporation; The Midland Group

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 12/29/1992

Plan Description:

Construction of various projects including the 124,000sf 'Rec-Plex', a Costco retail store of 146,000sf and a retail 'power center' of 110,000 additional square feet of high-end retail stores, restaurants, etc.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|------|
| Projected: | 300 | Actual to Date: | 1723 |
|-------------------|-----|------------------------|------|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Peters

St. Peters Centre Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,916,654.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$22,456,139.00 Amount on Hand: \$4,222,207.00

Economic Activity Taxes:

Total received since inception: \$20,449,731.00 Amount on Hand: \$1,694,447.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$1,974,642.00 |
| Property Acquisition and Relocation Costs: | \$4,074.00 |
| Project Implementation Costs: | \$117,284.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$2,096,000.00

Anticipated TOTAL Project Costs: \$36,771,000.00

Financing Method: General Obligation Bonds; TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 3

St. Peters

St. Peters Rte. 370

Contact Agency: St. Peters

Contact Phone: 636-477-6600

Developer(s): Gundaker Commercial Group; Duke Realty; Kaplan Dev

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 12/16/1999

Plan Description:

Creation of a new mixed-use development area that will include office/warehouse, manufacturing, dining & entertainment, hotel/conference, cultural and recreation uses. Development infrastructure is currently under construction.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$105,701.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$230,738.00 Amount on Hand: \$93,914.00

Economic Activity Taxes:

Total received since inception: \$81,554.00 Amount on Hand: \$11,787.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|--------|
| Public Infrastructure/Site Development Costs: | \$0.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$0.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$70,000,000.00

Anticipated TOTAL Project Costs: \$131,092,500.00

Financing Method: TIF Bond; General Obligation Bonds; Other Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Robert

St. Robert Redevelopment Project #2

Contact Agency: St. Robert

Contact Phone: 573-751-2000

Developer(s): Sundowner Hospitality, LLC

Senate District: 16

House District: 148

Original Date Plan/Project Approved: 8/25/1997

Plan Description:

Development of vacant land adjacent to I-44 to a mix of commercial and residential use property.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 200 | Actual to Date: | 150 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

St. Robert Redevelopment Project #2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/1/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,212,872.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$176,955.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$1,649,988.00 |
| Property Acquisition and Relocation Costs: | \$0.00 |
| Project Implementation Costs: | \$0.00 |
| Other: | \$325,000.00 |
| Other: | \$608,000.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$2,582,988.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Ste. Genevieve

Valle Springs TIF District

Contact Agency: Ste. Genevieve

Contact Phone: 573-883-5400

Developer(s): None

Senate District: 20

House District: 155

Original Date Plan/Project Approved: 12/22/1992

Plan Description:

Construction of utilities and infrastructure including water, sewer, sidewalks to serve a developing industrial/commercial area. Also includes relocation assistance and development of a shopping area.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 120 | Actual to Date: | 406 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 200 | Actual to Date: | 200 |
|-------------------|-----|------------------------|-----|

Ste. Genevieve
Valle Springs TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$111,464.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$2,474,103.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,656,756.00 Amount on Hand: \$111,464.00

Anticipated TIF Reimbursable Costs:

| | |
|-----------------------------------------------|----------------|
| Public Infrastructure/Site Development Costs: | \$4,129,134.00 |
| Property Acquisition and Relocation Costs: | \$2,729,000.00 |
| Project Implementation Costs: | \$83,124.00 |
| Other: | \$458,742.00 |
| Other: | \$0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

Total Anticipated TIF Reimbursable Project Costs: \$7,400,000.00

Anticipated TOTAL Project Costs: \$14,534,009.00

Financing Method: Pay-as-you-go; TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Strafford

Strafford TIF District

Contact Agency: Strafford

Contact Phone: 417-736-2154

Developer(s): Harter House Markets

Senate District: 20

House District: 145

Original Date Plan/Project Approved: 9/3/2002

Plan Description:

To establish TIF development assistance in the district to make the area more attractive to developers.

Plan/Project Status: Fully Operational

Area Type: Blight, Conservation & Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 30 | Actual to Date: | 35 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Strafford

Strafford TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$36,254.00 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$233,125.00 Amount on Hand: \$36,254.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Sugar Creek

LCM Courtney Atherton TIF Plan

Contact Agency: Sugar Creek
Contact Phone: 816-252-4400
Developer(s): LaFarge Construction Materials
Senate District: 11
House District: 51

Original Date Plan/Project Approved: 5/21/2003

Plan Description:

The project includes relocation of a regional sales office, rehabilitation of a closed abandoned elementary school containing hazardous materials, extension of public sewer to the project site and related plant equipment purchase.

Plan/Project Status: Fully Operational

Area Type: Blight & Economic Development

But for Determination:

Unusual and extraordinary costs most involving abatement of hazardous building materials in the old elementary school which made the project financially unfeasible in the market and parcel assembly/relo costs.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 20 | Actual to Date: | 69 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 10 | Actual to Date: | 10 |
|-------------------|----|------------------------|----|

LCM Courtney Atherton TIF Plan

Current anticipated estimated number of years to retirement: 23

Trenton

AMS Mall TIF Project

Contact Agency: Trenton

Contact Phone: 660-359-4310

Developer(s): Trenton AMS, LLC

Senate District: 12

House District: 3

Original Date Plan/Project Approved: 8/14/2003

Plan Description:

Renovation, rehabilitation and repair of the former Adams Middle School building for retail and commercial facilities.

Plan/Project Status: Fully Operational (Phase 1)

Area Type: Not specified in report

But for Determination:

Not specified in report

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$425.46 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$220.80 Amount on Hand: \$425.46

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$222,598.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$222,598.00

Anticipated TOTAL Project Costs: \$222,598.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Unionville

Unionville TIF Plan

Contact Agency: Unionville

Contact Phone: 660-947-2438

Developer(s): None reported

Senate District: 12

House District: 2

Original Date Plan/Project Approved: 12/2/1999

Plan Description:

General infrastructure improvements including new sidewalks, streetscape and lighting, street improvements, parking and related site redevelopments to encourage expanded retail business activity.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 2

Actual to Date: 2

Number of Retained Jobs:

Projected:

Actual to Date:

Unionville

Unionville TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$17,476.62 As of: 9/1/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$68,544.24 Amount on Hand: \$17,476.62

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$574,520.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Unity Village

Unity Village TIF Redevelopment Plan

Contact Agency: Unity Village

Contact Phone: 816-524-3550

Developer(s): None

Senate District: 8

House District: 52

Original Date Plan/Project Approved: 2/8/2007

Plan Description:

Construction of office, industrial, commercial and retail facilities with all necessary and pertinent infrastructure improvements, extensions, etc.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|---|
| Projected: | 100 | Actual to Date: | 0 |
|-------------------|-----|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Unity Village

Unity Village TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,106,642.00

Property Acquisition and Relocation Costs: \$5,610,449.00

Project Implementation Costs: \$5,522,906.00

Other: \$378,620.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,618,617.00

Anticipated TOTAL Project Costs: \$181,940,892.00

Financing Method: Pay-as-you-go; CID-backed other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

University City

Olive Central

Contact Agency: University City

Contact Phone: 314-505-8502

Developer(s):

Senate District: 14 & 24

House District: 64, 72 & 83

Original Date Plan/Project Approved: 7/1/1988

Plan Description:

To provide for the acquisition of key properties along the major commercial corridor for eventual development and redevelopment.

Plan/Project Status: Not specified in report

Area Type: Not specified in report

But for Determination:

Not specified in report

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

University City

Olive Central

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$351,801.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$2,294,086.00 Amount on Hand: \$334,872.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not specified in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Valley Park

Peerless Park Redevelopment Project

Contact Agency: Valley Park
Contact Phone: 636-530-1515
Developer(s): Drury Development Corporation
Senate District: 15
House District: 93

Original Date Plan/Project Approved: 1/3/2007

Plan Description:

Plan originally adopted by the now dissolved municipality of Peerless Park, was absorbed by St. Louis County then handed over to Valley Park upon that municipality's annexation of the area in 2007. Drury Hotel development project.

Plan/Project Status: Inactive

Area Type: Blight, Conservation, Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relocation costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Valley Park

Peerless Park Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: As of: 11/6/2009

Payments in Lieu of Taxes:

Total received since inception: Amount on Hand:

Economic Activity Taxes:

Total received since inception: Amount on Hand:

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:

Property Acquisition and Relocation Costs:

Project Implementation Costs:

Other:

Other:

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF Notes

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 11

Valley Park

Valley Park Levee & Infrastructure Project

Contact Agency: Valley Park

Contact Phone: 636-530-1515

Developer(s): None

Senate District: 15

House District: 93

Original Date Plan/Project Approved: 12/21/1988

Plan Description:

Construction of a 3.2 mile-long levee and infrastructure project designed to protect the city of Valley Park, MO from a 100-year flood event on the Meramec River. Built pursuant to a cooperation agreement with the USACE.

Plan/Project Status: Fully Operational

Area Type: Not specified in report

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Valley Park

Valley Park Levee & Infrastructure Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,427,545.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$12,268,423.00 Amount on Hand: \$1,142,937.00

Economic Activity Taxes:

Total received since inception: \$688,737.00 Amount on Hand: \$284,608.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$52,391,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Waynesville

Highway H Redevelopment

Contact Agency: Waynesville

Contact Phone: 573-774-6171

Developer(s): Various

Senate District: 33

House District: 148

Original Date Plan/Project Approved: 5/19/1994

Plan Description:

Construction of a full service grocery store, shopping center, movie theater, service station, mini-mall, farm & home store, auto dealership, fast food restaurant, variety store and a sit down restaurant.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 300 | Actual to Date: | 300 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 300 | Actual to Date: | 350 |
|-------------------|-----|------------------------|-----|

Waynesville

Highway H Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$177,264.37 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,562,530.79 Amount on Hand: \$88,632.18

Economic Activity Taxes:

Total received since inception: \$4,343,119.96 Amount on Hand: \$88,632.18

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 7

Webster Groves

Shoppes at Old Webster TIF Plan

Contact Agency: Webster Groves
Contact Phone: 314-963-5320
Developer(s): Novus Companies
Senate District: 15
House District: 87; 91

Original Date Plan/Project Approved: 10/20/1998

Plan Description:

Construction of office and retail buildings and certain public improvements including a parking structure and surface parking lot.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 185 | Actual to Date: | 200 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Webster Groves

Shoppes at Old Webster TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$113,760.00 As of: 6/30/2009

Payments in Lieu of Taxes:

Total received since inception: \$1,627,380.00 Amount on Hand: \$100,035.00

Economic Activity Taxes:

Total received since inception: \$890,685.00 Amount on Hand: \$13,725.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,134,000.00

Project Implementation Costs: \$2,386,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,520,000.00

Anticipated TOTAL Project Costs: \$10,850,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 12

Wentzville

Edinger Road TIF Redevelopment

Contact Agency: Wentzville

Contact Phone: 636-327-5101

Developer(s):

Senate District: 2

House District: 13

Original Date Plan/Project Approved: 12/30/1998

Plan Description:

Building the public infrastructure necessary to create sites for industrial activities and the phased acquisition of land, construction of roadways, sanitary and storm sewers and drainageways to support development.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 400 | Actual to Date: | 100 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 50 | Actual to Date: | 25 |
|-------------------|----|------------------------|----|

Wentzville

Edinger Road TIF Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,269,895.00

Property Acquisition and Relocation Costs: \$260,105.00

Project Implementation Costs: \$109,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,635,000.00

Anticipated TOTAL Project Costs: \$1,685,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 0

Wentzville

I-70 Corporate Parkway

Contact Agency: Wentzville

Contact Phone: 636-327-5101

Developer(s):

Senate District: 2

House District: 13

Original Date Plan/Project Approved: 5/12/2004

Plan Description:

The intention of the project was to stimulate commercial development at the site. As of the report date, there has been no development and the project is inactive.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and to build adequate capacity to support development at the location.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Wentzville

I-70 Corporate Parkway

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 18

Wentzville

M & B Sachs Business Park Extension

Contact Agency: Wentzville

Contact Phone: 636-327-5101

Developer(s): Shockdrake, LLC

Senate District: 2

House District: 13

Original Date Plan/Project Approved: 1/25/2006

Plan Description:

Building the public infrastructure necessary to create sites for industrial activities including roadways, sanitary and storm sewers and drainageways adequately sized to support development at the site.

Plan/Project Status: Fully Operational

Area Type: Conservation & Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|----|
| Projected: | 113 | Actual to Date: | 86 |
|-------------------|-----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

Wentzville

M & B Sachs Business Park Extension

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$164.32 As of: 12/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$67,681.00 Amount on Hand: \$99.89

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$64.43

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$892,014.75

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$892,014.75

Anticipated TOTAL Project Costs: \$892,014.75

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Wentzville

South 70 Commercial Area - East

Contact Agency: Wentzville

Contact Phone: 636-327-5101

Developer(s):

Senate District: 2

House District: 13

Original Date Plan/Project Approved: 10/8/2004

Plan Description:

The intention of the project was to stimulate commercial development at the site. As of the report date, there has been no development and the project is inactive.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Wentzville

South 70 Commercial Area - East

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not specified in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

West Plains

South U.S. Highway 63 TIF Plan

Contact Agency: West Plains

Contact Phone: 417-256-7176

Developer(s): Kevin Guffy and various other developers

Senate District: 33

House District: 151

Original Date Plan/Project Approved: 10/17/2005

Plan Description:

Mixed use retail and residential construction including construction of public roads for traffic control and adequate site access in three project phases.

Plan/Project Status: Under Construction

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|-----|
| Projected: | 80 | Actual to Date: | 120 |
|-------------------|----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

West Plains

South U.S. Highway 63 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$63,181.50 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$304,211.10 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,325,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$125,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,450,000.00

Anticipated TOTAL Project Costs: \$50,879,000.00

Financing Method: Loan; Other Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

West Plains

South U.S. Hwy 160 Corridor-Porter Wagoner Blvd.

Contact Agency: West Plains

Contact Phone: 417-256-7176

Developer(s): Wal-Mart and various other developers

Senate District: 33

House District: 151

Original Date Plan/Project Approved: 5/19/1994

Plan Description:

Construction of multiple development projects in eight phases including a Wal-Mart store, shopping malls, downtown square, street and infrastructure improvements throughout the area, soil erosion mediation works, parcel assembly for MSU.

Plan/Project Status: Fully Operational

Area Type: Blight, Conservation & Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|-----|------------------------|-----|
| Projected: | 201 | Actual to Date: | 201 |
|-------------------|-----|------------------------|-----|

Number of Retained Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 30 | Actual to Date: | 30 |
|-------------------|----|------------------------|----|

West Plains

South U.S. Hwy 160 Corridor-Porter Wagoner Blvd.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$250,967.63 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,633,462.79 Amount on Hand: \$250,967.63

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,960,385.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$1,960,385.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,904,249.00

Anticipated TOTAL Project Costs:

Financing Method: Pay-as-you-go; Loan; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

West Plains

U.S. Highway 63 Bypass TIF Plan

Contact Agency: West Plains

Contact Phone: 417-256-7176

Developer(s): McLoud Developing

Senate District: 33

House District: 151

Original Date Plan/Project Approved: 11/27/2006

Plan Description:

Construction of a national chain restaurant, strip mall and a stand alone pharmacy in Phase I and future plans for a 'big box' retail store in Phase II.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

| | | | |
|-------------------|----|------------------------|----|
| Projected: | 70 | Actual to Date: | 75 |
|-------------------|----|------------------------|----|

Number of Retained Jobs:

| | | | |
|-------------------|---|------------------------|---|
| Projected: | 0 | Actual to Date: | 0 |
|-------------------|---|------------------------|---|

West Plains

U.S. Highway 63 Bypass TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2009

Payments in Lieu of Taxes:

Total received since inception: \$7,794.05 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$77,526.84 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$32,005,500.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21